



Preston Road, Clayton-le-woods Offers over £150,000

- Gorgeous Stone Built Cottage
- Full of Character
- Two Bedrooms

- Two Reception Rooms
- Detached Garage
- Garden Fronted

- Well Presented
- Convenient Location
- No Chain Delay

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential

Disclaimer
All descriptions advertised digitally or printed in regards to this property are the opinions of Keenans Estate Agents and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Keenans Estate Agents and no warranty can be given or implied as to their working order.

1 Fazackerley Street, Chorley, Lancashire, PR7 1BG T: 01257 447602

INTRODUCTION

****A CHARMING COTTAGE IN A CONVENIENT LOCATION WITH NO CHAIN DELAY****

Wayside Cottage is situated in a convenient location for accessing local amenities and major commuter routes, this charming two-bedroomed home is being welcomed to the property market. Ideally suited for a first time buyer or small family, the property boasts traditional cottage features with neutral decor throughout. The property comprises briefly, to the ground floor; entrance through the porch to a surprisingly spacious reception room with stairs leading to the first floor and door providing access to the dining room. The dining room has doors leading to the back porch and fitted kitchen. The back porch provides access to the downstairs shower room and the rear garden. To the first floor is a landing with doors leading to two bedrooms and a three-piece family bathroom. Externally the property boasts a paved rear garden with bedding areas and access to the detached garage. To the front of the property is a bedding area. For further information, or to arrange a viewing, please contact our Chorley team at your earliest convenience.

Internal

Ground Floor

Porch

Hardwood glazed entrance door leading into porch providing access to lounge.

Lounge

15'9 x 12'2 (4.80m x 3.71m)

UPVC double glazed window, central heating radiator, feature fireplace with gas fire with stone heath and brick surround, exposed beams to ceiling, wood effect flooring, central light point, television point, stairs to first floor and hardwood door leading to second reception room.

Dining Room

15'9 x 9'9 (4.80m x 2.97m)

UPVC double glazed window, central heating radiator, feature fireplace with stone heath and wood surround, exposed beams to ceiling, central light point and hardwood doors leading to kitchen and rear vestibule.

Kitchen

9'8 x 9'4 (2.95m x 2.84m)

UPVC double glazed window, a range of hardwood floor and wall based units with under-unit lighting, fitted extractor hood, one and a half bowl stainless steel sink with drainer and mixer tap, plumbing for wash machine and space for cooker.

Downstairs WC

UPVC double glazed window, low level WC and pedestal wash basin.

Rear Porch

UPVC double glazed window and door leading to rear yard.

First Floor

Landing

Bedroom One

12'9 x 12'3 (3.89m x 3.73m)

Central light point, UPVC double glazed window, central heating radiator, loft access and carpeted flooring.

Bedroom Two

9'9 x 8'11 (2.97m x 2.72m)

Central light point, UPVC double glazed window, central heating radiator, carpeted flooring and fitted cupboard units.

Bathroom

6'10 x 5'8 (2.08m x 1.73m)

A three piece family bathroom suite comprising of low level WC, wood panelled bath and pedestal wash basin. Tiled walls, UPVC double glazed window, central light point and vinyl flooring.

External

Front

Gated garden area with hedged surround, patio and mature shrubs.

Rear

Enclosed block paved yard with access to single detached garage.

Garage

14'1 x 10'5 (4.29m x 3.18m)

Up and over door and side entrance door.

Agents Note

Property is Freehold. Council Tax Band B.