

PETER E GILKES & COMPANY

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FOR SALE

**TAF COTTAGE
35 LONG LANE
HEATH CHARNOCK
CHORLEY
PR6 9EF**



Price: Offers Over £250,000

- Charming stone built cottage
- Two bedrooms
- Large dining kitchen
- Luxury bathroom suite
- Private rear garden & off road parking
- Desirable & sought after semi-rural location

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

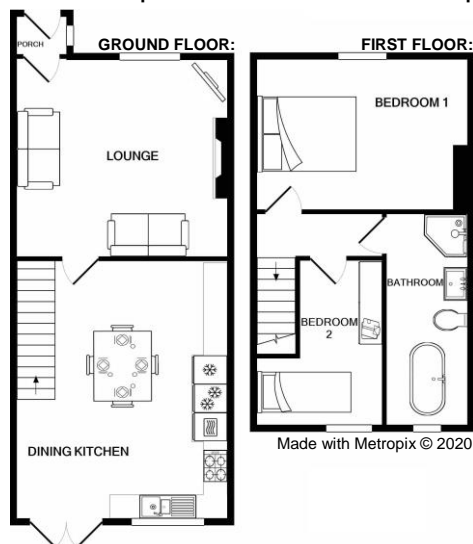


CHARTERED SURVEYORS
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

Description: This extended, stone built cottage occupies a tranquil, semi-rural setting adjoining open fields to the rear with views stretching across to Anglezarke. The charming accommodation retains the style, feel and character of a traditional cottage with the advantage of a large dining kitchen, luxury four-piece bathroom suite, a pleasant rear garden and off road parking. Very rarely do properties in this sought after area become available For Sale and a viewing is essential to appreciate the many appealing features this home has to offer.

Floor Plans: The floor plans are for illustration purposes and not to scale:



Accommodation: Ground Floor

(all sizes are approx)

Entrance Porch

PVCu double-glazed door. Double-glazed window. Tiled floor.

Lounge 4.5m x 4.3m (14'11 x 14')

Decorative fireplace with living flame gas fire. Exposed beams to ceiling. Laminate flooring. Central heating radiator. PVCu double-glazed window.

Dining Kitchen 5.5m x 4.5m (18'2 x 14'11)

Range of timber-fronted cupboards and drawers with wooden block worktops including stainless steel gas hob and 1½ bowl stainless steel sink unit. Integrated appliances including fridge, freezer, electric oven, dishwasher and extractor hood. Tiled floor. Central heating radiators. PVCu double-glazed window and French door opening onto rear garden.

First Floor:

Bedroom 1 4.5m x 3.3m (15' x 10'9)

Central heating radiator. PVCu double-glazed window.

Bedroom 2 3.5m x 2.8m max (11'6 x 9'1 max)

Fitted wardrobe and shelving unit. Central heating radiator. PVCu double-glazed window.

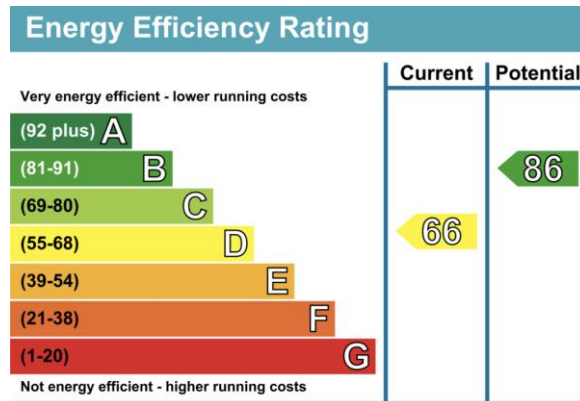
Bathroom

Luxury, period style four-piece bathroom suite comprising of roll top bath, dual flush WC, pedestal washbasin and shower cubicle. Laminate and tiled floor. Part tiled walls. Traditional style towel rail radiator. PVCu double-glazed window.

Outside: The cobbled sett front garden enables off road parking. French doors from the dining kitchen open onto the very pleasant, cottage style rear garden. The patio area creates the perfect space for alfresco dining with steps leading up to elevated garden and established flowerbeds. The rear garden has the added benefit of adjoining open fields creating privacy and seclusion.

Tenure: We understand the site is Freehold.

Energy Rating:



Assessment: According to the Valuation Agency's website the cottage has been placed in Band C and equates to a Council Tax of approximately £1620.

Services: Mains gas, electricity and water supplies are laid on and the drains are believed to flow into the mains sewer.

To View: Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

Note: All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system and any other appliances and fittings where applicable.



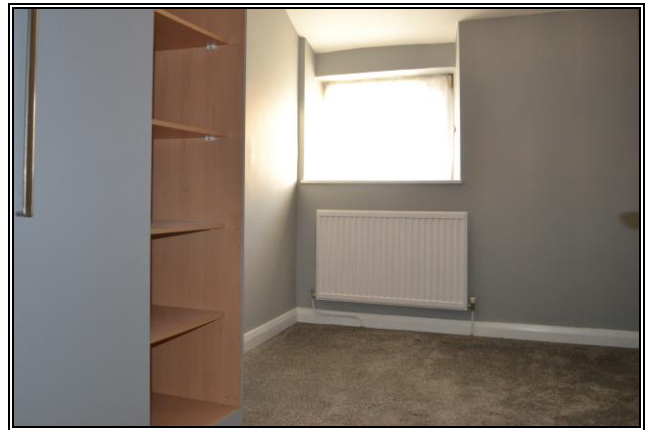
Lounge



Dining Kitchen



Bedroom 1



Bedroom 2



Bathroom



Bathroom



Rear Garden



Rear Garden