



*152 Wood Lane
Heskin
£208,950 – No Chain*



This **THREE BEDROOMED LATE VICTORIAN END COTTAGE** has been most tastefully extended and improved providing two reception rooms, an integral kitchen, beautiful first floor bathroom, uPVC double glazed windows and gas fired central heating.

Outside the previous double garage has been adapted to include excellent office accommodation for the present owners and in addition there is surprisingly spacious rear child friendly garden.

Directions: From our Ecclestone Office proceed along The Green in a southerly direction, continuing into Wood Lane, passing Park Hall Road on the left hand side. Continue along Wood Lane and the property is on the right hand side just before the junction with Withington Lane.

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This is a compressed PDF version of our detail sheet – **changes in price / description may have occurred**; please contact us for latest details

The Accommodation Comprises

Vestibule

Behind a uPVC double glazed period style door with double glazed leaded glass skylight; partly boarded up to dado rail; tiled floor; glazed door to:-

Front Reception Room

5.20m x 4.34m
17'1 x 14'3



This is a tastefully decorated room with laminate flooring; chimney breast has been adapted for TV and stereo plinths and display shelving etc; coved ceiling; power points; corner meter cupboard; uPVC double glazed window and Venetian blind; alcove wall lighting; central heating radiator with thermostatic control; telephone socket.



Rear Reception Room

3.36m x 3.15m
11'0 x 10'4



This is adjacent to the kitchen and makes the ideal choice for the dining room; Victorian style quarry tiled floor; central heating radiator with thermostatic control; halogen down lighting from the pastel painted boarded ceiling; power points; walk-in under stairs storage cupboard.

Kitchen

3.46m x 2.06m
11'4 x 6'9



A most efficiently designed galley style kitchen integrated with a four ring gas hob under the matching brushed stainless steel chimney extractor hood; separate split level oven and grill and an integrated microwave and integrated fridge and freezer; the wall and base units are complimented by an illuminated glass display cabinet; halogen down lighting from the cornice canopy and the stainless steel sink which includes a vegetable preparation bowl inset into the post formed laminate worktop which continues to three sides and under the uPVC double glazed window; solid hardwood floor; kick space heater; plumbed for dishwasher; tiled between units in attractive glazed ceramic tiles.

Power points; built in cupboards.

Bathroom

2.68m x 2.52m
8'10 x 8'3



This is a most beautiful and good sized bathroom fitted with a modern four piece suite in white which has a corner Jacuzzi bath and separate shower cubicle with modern microphone style hand held shower head and sliding curved glass doors; pedestal wash hand basin with a bevelled vanity mirror and glass shelf above; close coupled WC; fully tiled walls in glazed ceramic tiles with décor panels in the shower; central heating radiator with thermostatic control.



Principal Bedroom

4.17m x 3.14m
13'8 x 10'4



Wall to wall fitted carpeting; power points; telephone socket; picture rail; halogen down lighting; uPVC double glazed window with leaded light; central heating radiator with thermostatic control; telephone socket; coved ceiling; doorway into the bathroom, which could be described as ensuite facilities.

Bedroom Two
(Rear)

2.67m x 2.61m
8'9 x 8'7



Wall to wall fitted carpeting; central heating radiator with thermostatic control; power points; telephone socket; uPVC double glazed window.



View From Window

Bedroom Three
(Rear)

3.46m x 2.11m
11'4 x 7'0



Wall to wall fitted carpeting; central heating radiator ; uPVC double glazed window; power points;

OUTSIDE

Office Accommodation 4.24m x 3.36m
14'0 x 11'0



The garage has been adapted by the present owners to form ideal office accommodation. The office accommodation has a plentiful supply of power points and lighting; double aspects through glazed windows; fitted with vertical louvered blinds; wall to wall fitted carpeting; telephone socket etc; powered for broadband.

Double Garage 6.41m x 4.35m
21'0 x 14'3

This is an excellent detached brick built garage under a pitched tiled roof; up and over door; side service door; power and lighting

Store Room 14'4 x 9'9
4.38m x 2.97m

Used as utility room this room has shelving; power points; plumbed for automatic washing machine; lights; electric control panel; carpeting; roof storage; door into office.

Front Garden

The gardens obviously start at the front and side where there is an excellent brick paved driveway travelling past the gable end of the house passing gravelled front garden behind a brick retaining wall.

Rear Garden

The driveway continues to the double garage and also by passing the garage to the surprisingly good size rear garden.

As can be seen from the photograph, the rear garden has been designed for easy maintenance with the coverage of gold coast pebbling with a further decked sun terrace attracting the days sun with aspects to the South and West; corner rockery and lapped fencing; cold water bib tap; security gate to rear.