



***16 Stonegate Fold
Heath Charnock
£475,000***



This is a spacious **FOUR BEDROOMED DETACHED BUNGALOW** situated in approximately 0.4 acre of beautifully landscaped and stocked gardens.

The front of the property belies the nature of what one can find inside and out and includes is a family bathroom, two en suites, two conservatories, integral kitchen, two reception rooms and a double detached garage.

Directions: From our Adlington Office, proceed up Babylon lane for approximately ½ mile and after passing Factory Lane turn left into Stonegate Fold. Keep bearing left into Stonegate Fold to the end of the cul de sac where you will find the property.

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10 Babylon Lane
Adlington
Chorley
Lancashire
PR6 9NN
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The Accommodation Comprises

Spacious Porch

As can be seen from the photograph, this is a much larger than average reception porch which is glazed to the windows and door; wall to wall fitted carpeting; power points; stained glass door to:-

Hall

Wall to wall fitted carpeting; telephone socket; power points; fitted cupboards; central heating radiator with thermostatic control; further built-in fitted laundry cupboard.

Shower Room/Cloaks

2.33m x 1.72m
7'8 x 5'8

This contains a *Roseberry* period wash hand basin and matching close coupled WC; shower cubicle with an *Aqualisa* mixer shower and glass cabinet; fully tiled walls in glazed ceramic tiles; wall to wall fitted carpeting; central heating radiator with thermostatic control/towel rail; downlighting; ceiling extractor; double glazed window.

Bedroom

4.24m reducing to
2.84m x 3.86m

14'0 reducing to 9'4 x
12'0



The fitted wardrobes include a bedside niche with matching cabinets, corner display units, overhead storage and a corner dressing table; wall to wall fitted carpeting; double glazed window; central heating radiator with thermostatic control; power points.

En Suite Shower

Containing a modern close coupled WC, pedestal wash hand basin and large wall to wall shower (1.25m wide) including a glass enclosure and door and an *Aqualisa* mixer shower; central heating radiator with thermostatic control; fully tiled walls in glazed ceramic tiles; double glazed window.

Bedroom

3.55m x 2.66m
11'8 x 8'9



Fitted with an attractive range of wardrobes with overhead storage, bedside cabinets, corner display units, wall units and matching dressing table; two double glazed windows; power points; central heating radiator with thermostatic control; wall to wall fitted carpeting; coved ceiling.

Bedroom

3.80m x 2.68m
12'6 x 8'10

Fitted wardrobes with matching bedside cabinets and corner display cabinets; dressing table; drawer unit.

Conservatory

4.69m x 3.17m
15'5 x 10'5

The conservatory enjoys views over the local countryside through the double glazed windows under a multi glazed polycarbonate roof which is cooled by a ceiling fan/light combination; ceramic tiled floor; Georgian brass power points.

Utility

3.67m x 2.41m
12'0 x 8'0

Originally a kitchen, this contains wall and base units including a glass display cabinet and base units with solid medium oak doors and drawers; oak edging to the laminate worktops where there is an inset sink; plumbed for automatic washing machine; integral fridge and freezer; microwave shelf; kickspace heater; *Worcester High Flow* gas fired central heating boiler; wall to wall fitted cupboard space with matching solid oak doors; wall to wall fitted carpeting; double glazed window; downlighting.

Reception Room

5.93m x 5.44m
19'6 x 18'0



This is a well-proportioned room large enough, as illustrated in the photograph, to easily contain a grand piano and it enjoys double aspects through double glazed windows and a sliding patio door; beautiful stone fireplace; telephone socket; Georgian brass power points; wall to wall fitted carpeting; two ceiling roses with light/fan combinations; television socket; central heating radiator with thermostatic control.

Reception Room

5.82m x 5.38m
reducing to 3.72m
(19'1 x 17'8
reducing to 12'2)



Another well-proportioned room, enjoying views through the two hardwood double glazed windows overlooking the local countryside; two central heating radiators with thermostatic controls; wall to wall fitted carpeting; fitted bookshelves; Georgian brass power points; coved ceiling; television socket; spacious walk-in understairs storage cupboard.

Kitchen

5.69m x 3.21m
18'8 x 10'6



A beautifully fitted light kitchen enjoying a wide range of wall and base units including plate racks, spice drawers and cup shelves; glass and brushed stainless steel chimney hood over the five ring electric hob, oven and grill including a built-in microwave; illuminated glass display cabinets; integral dishwasher; extensive *Corian* work surfaces containing an integrated sink including a vegetable preparation bowl and a chromed monobloc mixer tap; two pull out larder units; tiled walls in glazed ceramic tiles; hidden worktop lighting; downlights under the ceiling cornice; power points; worktop switches; beautiful ceramic tiled floor.

Rear Conservatory

7.68m x 4.63m
25'2 x 15'3

A large and spacious conservatory used as a dining room and sitting room with beautiful views through the double glazed windows and patio doors through to the large rear garden; ceramic tiled floor; two central heating radiators with thermostatic controls; power points; lofty multi glazed polycarbonate roof with roof crest.



FIRST FLOOR

Bedroom

4.76m x 3.58m
15'8 x 11'9

This is a light bedroom through the two double glazed windows, one being a *Velux* roof window and the other being a hardwood double glazed window overlooking the local countryside; central heating radiator with thermostatic control; built-in fitted units; wall to wall fitted carpeting; Georgian brass power points and switches; under eaves storage room containing the water cylinder and forming useful storage space.



En Suite Bathroom

3.47m x 3.22m
11'5 x 10'7

Each room in the house is well-proportioned and this is no exception and contains a walk-in fully tiled shower cubicle with an electric shower and extractor; panelled bath; pedestal wash hand basin; bidet; matching close coupled WC by *Vernon Tutbury*; part tiled in glazed ceramic tiles; wall to wall fitted carpeting; *Velux* double glazed roof window; under stairs storage access; central heating radiator with thermostatic control/chromium towel rail.



OUTSIDE

Detached Double Garage

5.31m x 5.07m
17'5 x 16'7

Remote operated shutter door; side service door; fluorescent lighting; power points; concrete floor; rear windows.

Gardens

The property is set in approximately 0.4 of an acre consisting of beautifully landscaped lawns and gardens containing an enormous variety of trees and shrubs etc with views over the local countryside including the West Pennine Moors and Rivington Pike. Paved terraces and paths provide areas for barbecues and drinks etc. Two conservatories extend into the garden areas. There are further raised beds to the sides, lighting and a raised pebbled bed with wooden seating under a pergola.



Front of the Property

The property is accessed by an attractive block paved driveway providing car parking and hardstanding for many cars etc.

