



*16 Toogood Lane  
Wrightington  
Was £249,950 – Now £199,950*



This **QUASI SEMI DETACHED HOUSE** is situated in a much sought after rural position surrounded by fields and the local countryside with magnificent views over Harrock Hill etc.

The property has been tastefully maintained and is warmed by central heating via a multi fuel cast iron stove situated in the front reception room and is also fitted with uPVC double glazed windows.

A uPVC double glazed conservatory has been added to the rear of the property and there are attractive mature gardens and off road parking.

*Directions: From our Eccleston Office, proceed along The Green in a southerly direction through the village of Heskin. At the junction with The Mulberry Tree turn right into Church Lane. At the end of Church Lane turn left into Toogood Lane and the property can be identified on the left hand side by our For Sale board.*

1 Fazackerley Street  
Chorley  
Lancashire  
PR7 1BG  
Tel: 01257 241173  
Fax: 01257 261806

297 The Green  
Eccleston  
Chorley  
Lancashire  
PR7 5TS  
Tel: 01257 452702

22 Town Road  
Croston  
Preston  
Lancashire  
PR26 7RB  
Tel: 01772 601092

10 Babylon Lane  
Adlington  
Chorley  
Lancashire  
PR6 9NN  
Tel: 01257 481203

*The Accommodation Comprises*

Hallway

uPVC double glazed door into:-

Solid wood parquet flooring; cloaks area with coat hooks; central heating radiator; carpeted staircase to first floor.

Front Reception Room

14'9 x 11'7  
4.50m x 3.52m

The measurements have been taken into the uPVC double glazed bay window which overlooks the front garden and local countryside; wall to wall fitted carpeting; cast iron multi fuel stove in a raised inglenook; further heating by a central heating radiator; power points; telephone socket.



Dining Kitchen

14'7 x 7'7  
4.45m x 2.32m

The kitchen has been fitted with a modern range of wall and base units; extractor hood over the cooking area; post formed laminate worktops extend to three sides; inset stainless steel sink with vegetable preparation bowl under the uPVC double glazed window; tiled splashbacks extending between units in glazed ceramic tiles; power points; plumbed for dishwasher; hidden worktop lighting; central heating radiator; understairs storage cupboard.



Conservatory

14'4 x 9'3  
4.38m x 2.83m

The conservatory overlooks the rear garden through uPVC double glazed windows and sliding patio door; multi glazed polycarbonate roof; power points; lighting; two wall mounted convector heaters; quarry tiled flooring.

The conservatory is being used by the present owners as a useful utility room and is plumbed for an automatic washing machine and would make an excellent lounge/dining room if so desired.

## FIRST FLOOR

Landing

Power points; access to boarded loft via pull down ladder; useful storage cupboard.

Bathroom

9'8 x 7'0  
2.95m x 2.09m



A good sized bathroom fitted with a four piece suite incorporating a twin gripped panelled bath with electric over shower; bidet; pedestal wash hand basin; close coupled W.C.; wall to wall fitted carpeting; tiled bath and shower area in glazed ceramic tiled extending to splash backs; vanity mirror; glass shelving; illuminated multi volt shaver point; built-in cylinder/laundry cupboard; uPVC double glazed window; thermostatic control central heating radiator.

Principal Bedroom  
(Front)

12'0 x 10'4  
3.64m x 3.14m



Wall to wall fitted wardrobes with overhead storage; bedside lighting; telephone socket; wall to wall fitted carpeting; power points; further fitted wardrobe to alcove with full length sliding mirrored doors; central heating radiator; uPVC double glazed picture window overlooking the local countryside.

Rear Bedroom

9'0 x 8'6  
2.73m x 2.58m

Wall to wall fitted carpeting; central heating radiator; uPVC double glazed window overlooking the rear garden and countryside; power points; telephone socket; fitted wardrobes and matching drawers below the vanity niche.



## OUTSIDE

Front Garden



This is an exceptional garden both in size and beauty with the well manicured lawn at the side of the flagged driveway and pathway; well stocked beds containing a wide variety of mature shrubs and plants etc.

Rear Garden



This is equally as attractive as the front garden again with a low maintained lawn surrounded by well stocked beds and to the rear are views over the local countryside etc. Also on the rear boundary is a timber cabin and a large brick fuel store.

