



*19 Langton Close  
Eccleston  
Was £139,950 Now £135,000*



This is a **TWO BEDROOMED SEMI DETACHED HOUSE** is being sold via Chorley Borough Councils Low Cost Home Ownership Scheme (market value less 20%). **THIS IS NOT SHARED OWNERSHIP.** The property benefits from uPVC double glazing and gas fired central heating in addition to the two reception rooms and fitted kitchen. In addition to the first floor bathroom is an en suite bathroom to the principal bedroom. There are gardens to the front and rear with ample parking for four vehicles.

*Directions: From our Eccleston office, continue along The Green in an approximately Southerly direction, and continue into Langton Brow. Turn right into Langton Close and bear first right. The property is situated on the right hand side.*

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

Canopy Porch

Under a pitched tiled roof protecting the front entrance which is illuminated by a wall mounted coach lamp.

Hall

Central heating radiator; power point; wall to wall fitted carpeting rising with the staircase to the first floor.

Lounge

5.41m x 3.51m  
17'9 x 11'6



Double aspects to the room through uPVC double glazed windows; coal effect living flame gas fire on a marble hearth and back with a polished light wood surround; further heating with a central heating radiator with thermostatic control which is located under the front window; coved ceiling; wall to wall fitted carpeting; power points; two telephone sockets; two television sockets.

Dining Room

4.50m x 2.54m  
14'9 x 8'4

This dining room is adjacent to the kitchen and there is wall to wall fitted carpeting; coved ceiling; central heating radiator with thermostatic control; power points; walk-in under stairs storage; uPVC double glazed patio door to the rear garden.

Kitchen

2.95m x 2.02m  
9'8 x 6'8



This is a substantially integrated fitted kitchen which includes a four ring gas hob; separate split level gas double oven and grill; integral fridge; integral freezer; integral dishwasher; plumbed for automatic washing machine; extractor hood over the cooking area; post formed laminate worktop extends to three sides continuing under the uPVC double glazed window where there is an inset acrylic sink with a vegetable preparation bowl and monobloc mixer tap; tiled between units and worktops with matching splash backs in glazed ceramic tiles; power points; ceramic tiled floor; *Baxi* wall mounted combination gas fired central heating boiler and controls.

## FIRST FLOOR

### Balustraded Galleried Landing

Wall to wall fitted carpeting; central heating radiator with thermostatic control; power point; built in wardrobe/store with hanging garment space and fitted shelving; loft access with pull down ladder which is insulated and boarded with lighting and power points.

### Bathroom

2.05m x 1.91m  
6'9 x 6'3



This is fitted with a modern suite in cream incorporating a twin gripped panelled bath with Victorian style mixer taps and shower attachment; pedestal wash hand basin and close coupled WC; fully tiled walls to the bath and shower area extending behind the wash hand basin etc to the polished dado rail; central heating radiator; uPVC double glazed Cotswold patterned window; extractor fan; illuminated shaver point.

### Principal Bedroom

4.56m x 3.11m  
15'0 x 10'2



Included in this room are built in fitted wardrobes with overhead storage cupboards, bedside cabinet and nine drawer matching unit; wall to wall fitted carpeting; further spacious built in fitted wardrobe with storage shelving; power points; twin uPVC double glazed window; television socket; wired for Sky; telephone socket.

### En Suite Shower

Fitted with a four foot wide shower cubicle which is fully tiled to two walls with a wet wall plastic finish to the other; glass sliding doors; thermostatic mixer shower; semi inset basin fitted into the built in cupboards with laminate tops with cabinet with pelmet down lighting over; built in cistern to the low level WC; fully tiled walls in glazed ceramic tiles; extractor fan; central heating radiator with thermostatic control; uPVC double glazed Cotswold patterned window; wall to wall fitted carpeting.

Bedroom Two  
(Rear)

3.75m x 2.54m  
12'3 x 8'4

The measurements have been taken to inside the wall to wall fitted wardrobes which include mirrored full length doors; wall to wall fitted carpeting; power points; uPVC double glazed window; telephone socket.



## **OUTSIDE**

Front Garden

This is laid to lawn with surrounding paths and a rockery in the near corner; a picket fence surrounds the borders.

Parking

The paved driveway provides excellent parking for four vehicles etc.

Rear Garden

This has been designed for easy maintenance with full use of flagged terracing and pebbles etc; timber cabin; private garden surrounded by lapped fencing in concrete posts.