



***24 School Lane
Brinscall
£132,500***



This is a **TWO BEDROOMED TERRACED STONE COTTAGE** with a wood burning stove to the sitting room and retaining the original ceiling beams, kitchen and first floor bathroom suite. Warmed by gas fired central heating and uPVC double glazing. Outside is a rear courtyard garden.

Directions: From Chorley Town Hall proceed through the one way system back to the main road and head north along the A6 in the Preston direction. At the Hartwood roundabout turn right following the signs for Blackburn A674, passing the Red Cat. At the Dressers Arms crossroads turn right for Brinscall. At the T junction with St. Johns school on the right into School Lane. Continue to the bottom of the hill and the house is situated almost opposite Lodge Bank.

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10 Babylon Lane
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PR6 9NN
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Note: This is a compressed PDF version of our details sheet, price changes may have occurred; please contact us for the latest price

The Accommodation Comprises

Entrance

Upvc double glazed door and diamond leaded window.

Vestibule

Wood effect vinyl floor covering; latched boarded door to:-

Front Sitting Room

14'9 x 11'3
4.50m x 3.45m

The measurements have been taken into the alcoves. Feature wood burning stove set into a stone hearth with timber mantle shelf and surround; exposed timber beams; television socket; thermostatic control central heating radiator sitting under the front uPVC double glazed window; power points; telephone socket; wood effect tile flooring; latched door to :



Internal Hallway

Carpeted staircase to first floor; useful storage cupboard with coat racks and shelving; latched door to:

Kitchen

14'11 x 8'10
4.67m x 2.70m

Requiring a little TLC, containing a range of wall and base units with light doors and wooden trims; wood effect work surface; exposed timber beams; kitchen sink and drainer with mixer tap sitting under the rear window; plumbed for washing machine; space for freestanding gas cooker; power points; space for fridge & freezer; central heating radiator; houses the newly installed *Glowworm 15hxi* boiler; stone effect tiled flooring; half glazed door to rear courtyard; useful under stairs storage area accessed from the kitchen which contains a central heating radiator.



FIRST FLOOR

Open Balustraded Landing

Exposed timber beams.

Principal Bedroom
(Front)

14'11 x 11'1
4.55m x 3.39m

uPVC double glazed diamond leaded window with thermostatic control central heating radiator under; original cast iron fireplace set into a chimney breast; power points; painted stripped floorboards; access to roof space; boarded latched door.



Bedroom Two (Rear)

12'4 x 7'9
3.78m x 2.38m

uPVC double glazed window with views over the nature park; central heating radiator; power points; airing cupboard housing the hot water cylinder and shelving; carpeted flooring; boarded latched door.



Bathroom
(Rear)

6'11 x 6'0
2.11m x 1.85m

Containing a white three piece bathroom suite incorporating a twin gripped panelled bath with antique style brass mixer tap, hand held shower attachment and shower screen; pedestal wash hand basin again with brass fittings; close coupled W.C. again with brass fitting; fully tiled to bath and shower area; central heating radiator; oak effect laminate flooring.



OUTSIDE

Rear Courtyard Garden

This is a low maintenance garden consisting of a flagged patio area protected from the sides by a rendered wall and a stone wall to the other; secure gated access; useful block built store (currently used as a fuel store).