



***366 Langton Brow
Ecclestone
£154,950***



This **TWO BEDROOMED SEMI DETACHED HOUSE** occupies a raised position in this popular West Lancashire village.

The property is warmed by gas fired central heating and the windows have been replaced with double glazed hardwood frames. There are two reception rooms with an extended sun lounge, fitted kitchen with integral cooking appliances and a spacious modern bathroom with separate shower. The property also benefits from a private walled rear garden and a paved forecourt providing multi car parking.

Directions: From our Ecclestone office proceed along The Green in an approximately southerly direction towards Heskin, after approximately two to three hundred meters passing Sagar house on the left the property can be found on the left hand side.

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10 Babylon Lane
Adlington
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PR6 9NN
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The Accommodation Comprises

Entrance		Hardwood leaded glass entrance door leading to the:-
Hallway		Slate tiled floor; central heating radiator; carpeted staircase to first floor.
Front Reception	4.23m x 3.88m 14'0 x 12'9	Wall fitted carpeting; warmed by a living flame coal effect gas fire inset into a random stone fireplace which extends to form alcove TV and stereo plinths; hardwood double glazed window; central heating radiator; power points; fitted meter cupboard; door leading to walk-in understairs storage ; archway to:-
Rear Reception Room	3.77m x 2.45m 12'5 x 8'1	This room has been extended with hardwood double glazed windows to two sides making a comfortable sun lounge as well as a dining room being adjacent to the kitchen; slate tiled floor; central heating radiator; Georgian brass power points
Kitchen	2.68m x 2.22m 8'9 x 7'4	The kitchen is fitted with a modern range of wall and base units including brushed stainless steel fittings; matching full length cupboard for fridge freezer etc.; plumbed for automatic washing machine; stainless steel sink with vegetable preparation bowl inset into the post formed laminate worktops; inset four ring electric hob with underoven and grill overwhich is a brushed stainless steel chimney hood; tiled walls in glazed ceramic tiles with tumble marbled frieze; power points; electric cooker point; ceramic tiled floor; halogen spotlighting; double glazed window; wall mounted gas fired combination central heating boiler and controls.

FIRST FLOOR

Landing

Central heating radiator; loft access.

Spacious bathroom

2.93m (reducing to
2.48m) x 2.40m
9'7 (reducing to 8'2)
x 8'0

The bathroom, which is fully tiled in glazed ceramic tiles is fitted with a four piece shell style suite in white including a separate corner mixer shower; close coupled W.C; pedestal wash hand basin; panelled bath; chromium light over the vanity mirror with glass shelf; multi-volt shaver point; central heating radiator; hardwood double glazed window with vertical louvered blind.

Front Bedroom

3.37m x 3.21m
12'3 x 10'7

A good sized bedroom with walk-in built-in wardrobes and cupboards; wall to wall fitted carpeting; central heating radiator; Georgian brass power points; hardwood double glazed window.

Rear Bedroom

2.68m x 2.25m
8'9 x 7'4

Wall to wall fitted carpeting; hardwood double glazed window with vertical louvered blind; central heating radiator; power points.

OUTSIDE

Front Garden

This has been devoted to multi carparking to the paved forecourt.

Rear Garden

A private walled garden which has been partly paved; cold water bib tap; mature conifer screening to the South perimeter.