



***5 Quarry Road
Brinscall
£298,000***



Situated in a designated area of the West Pennine Moors, this **THREE BEDROOMED VICTORIAN SEMI DETACHED HOUSE** has been improved with the addition of gas fired central heating, a fitted kitchen, first floor spacious bathroom, majority double glazing etc whilst retaining the beautiful original features.

The property enjoys the added advantages of being within a private roadway where there is ample parking for the residents.

Directions: *From Chorley Town Hall, proceed along Park Road (A6) onto Preston Road. At the Hartwood traffic lights turn right and continue over the motorway bridge following the signs for Blackburn A674. Keep along the A674 passing the Red Cat. At the Dressers Arms crossroads turn right for Brinscall. Continue along to the end and at the T-junction turn right at the school into School Lane. Proceed to the bottom of School Lane and go straight on over the stone bridge. After Railway Road, turn left into Quarry Road. Continue for approximately 150 metres and the property is situated on the right hand side.*

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Tel: 01772 601092

10 Babylon Lane
Adlington
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The Accommodation Comprises

Fine Stone Entrance

With the original *Bolexion* moulded panelled door.

Vestibule

Again, this has retained the original Victorian style tiled floor; dado rail; coved ceiling; period panelled glazed door to the:-

Hall

Wall to wall fitted carpeting; pitched pine dado rail; central heating radiator; power point; telephone socket; spacious walk-in understairs storage; doors to reception rooms; original cornice ceiling continuing to the corbled archway where the balustraded staircase rises to the first floor.

Front Reception

4.40m x 4.21m
14'5 x 13'10

Original cornice ceiling; picture rail; two central heating radiators, one having a thermostatic control; power points.



Rear Reception

4.40m x 4.22m
14'5 x 13'2

The room features a period Victorian cast iron fireplace with inset tiles and a polished wood surround; central heating radiator; stripped pine floor; cornice ceiling; period alcove cupboards and book shelves; dado rail; power points; panelled alcove; double glazed French windows to the rear garden.



Kitchen

4.06m x 2.69m
13'4 x 8'10



A country style fitted kitchen complementing the porcelain Belfast sink under the hardwood worktop; the fitted wall and base units are separated by the worktops; power points; ceramic tiled floor; four ring gas hob; separate split level electric double oven and grill; feature hand painted tongue and groove boarded ceiling; double glazed windows; built-in cupboard.

Lean-to Utility

3.09m x 1.42m
7'0 x 4'8

A useful extension to the kitchen with worktops; power points; plumbed for automatic washing machine; polycarbonate roof; door to rear garden.

FIRST FLOOR

Balustraded Landing

Dado rail.

Spacious Bathroom

4.08m x 2.80m
13'5 x 9'2



This well-proportioned bathroom includes the cast iron panelled bath with electric over shower; close coupled WC and a period *Armitage* pedestal wash hand basin; panelled walls to dado rail; part tiled walls; coved ceiling; hardwood double glazed window; central heating radiator; spacious built-in storage/laundry cupboard housing the combination gas fired central heating boiler and controls.

Rear Bedroom

4.24m x 4.01m
14'0 x 13'2

Wall to wall fitted carpeting; power points; central heating radiator with thermostatic control; glazed window; power points; picture rail; coved ceiling; period panelled door.



Front Bedroom

4.18m x 3.45m
13'9 x 11'4

Wall to wall fitted carpeting; double glazed window; central heating radiator with thermostatic control; power points.



Bedroom Three

3.29m x 2.21m
10'9 x 7'3

Wall to wall fitted carpeting; central heating radiator with thermostatic control; power points; double glazed window; television socket; coved ceiling.



OUTSIDE

Front Garden

The property is situated in a private road, most of which has been devoted to car parking etc with a small cultivated garden to the front.

Rear Garden



This is a surprisingly spacious terraced garden which has stone steps rising through the different levels.

The first level is mainly paved with stone flags continuing from the side where there is a gated access which leads to a further stone flagged terrace with side beds.

The next two levels have been devoted mainly to garden areas with grass and well stocked beds.

Finally, an access gate leads from the rear boundary