



***85 Babylon Lane  
Anderton  
£149,950***



This **TWO BEDROOMED DECEPTIVELY SPACIOUS STONE TERRACED PROPERTY** has been tastefully restored and improved and has the potential to convert the large front bedroom into an extra room.

Improvements include combination gas fired central heating, uPVC double glazing, a fitted kitchen which could include some appliances and a really lovely bathroom/shower room.

In addition to the front garden there is a private stone walled rear garden and a brick outbuilding store. The property is conveniently located for the motorway network and yet also convenient for the West Pennine Moors.

*Directions: From our Adlington office, continue up Babylon Lane towards the West Pennine Moors and the property is approximately 400 yards on the right hand side opposite the entrance to Fielding Place.*

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10 Babylon Lane  
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## *The Accommodation Comprises*

### Entrance

A period style oak effect uPVC double glazed door framed by an attractive stone entrance.

### Entrance Vestibule

Coved ceiling; coat hooks; feature pine panelled wall; glazed door :-

### Front Reception Room

4.36m x 4.34m  
14'4 x 14'3



The room is warmed by and features a most attractive cast iron multi fuel stove set in a stone backed inglenook on a raised stone flagged hearth; the alcoves are matched where the random stone has been exposed as seen in the photograph; fitted wall lights; coved ceiling; stripped pine floor; oak effect uPVC double glazed window; corner fitted meter cupboard; power points; central heating radiator with thermostatic control.

### Dining Kitchen

4.34m x 4.04m  
14'3 x 13'3



This room also features a random stone wall and is fitted with Shaker style base units under the post formed laminate worktops; these worktops extend to under the uPVC double glazed window where there is an inset stainless steel sink and monobloc mixer tap; part tiled walls; power points; telephone socket; tile effect laminate floor; central heating radiator with thermostatic control; *Bosch/Worcester* gas fired combination central heating boiler; plumbed for automatic washing machine; gas cooker point; fitted shelving; halogen downlighting; dado rail which follows the balustraded staircase up to the first floor.

### Lean to Porch/Utility

This is glazed with a cold water bib tap and has a doorway to the rear garden.

## FIRST FLOOR

Landing

Loft access; power point.

Bathroom

2.04m x 1.57m  
6'8 x 5'2



This really is a lovely bathroom which has been recently fitted and fully tiled with limestone finish tiles; the shower enclosure is almost 1.50m (5ft) which again is fully tiled with a toughened glass screen; mixer shower; W.C in white with a concealed cistern; half pedestal matching wash hand basin; ceramic tiled floor; ladder style towel rail/central heating radiator; halogen downlights; ceiling extractor; uPVC double glazed patterned window; period stripped pine panelled door.

Principal Bedroom (Front)

4.34m x 4.34m  
14'3 x 14'3



The room has twin oak effect uPVC double glazed windows fitted with blinds making it suitable for possible conversion to an extra bedroom; coved ceiling; warmed by central heating radiator with thermostatic control; wall to wall fitted carpeting; power points; period cast iron fireplace with inset tiles to the side; log effect electric fire; period stripped pine panelled door.

Bedroom Two

3.37m x 2.59m  
11'1 x 8'6

uPVC double glazed window; wall to wall fitted carpeting; power points; central heating radiator with thermostatic control; built in storage cupboard with hanging space; loft access; stripped pine panelled door.

## **OUTSIDE**

### **Front Garden**

This has been mainly gravelled for easy maintenance with a rotunda feature and it contains mature specimen shrubs and plants etc; raised behind a stone wall with magnificent stone gateposts.

### **Rear Garden**

This is a surprisingly good sized private stone walled garden flagged to the centre with stocked beds to the side; gated pedestrian access through a wooden arch supporting a mature climber; brick outbuilding under a blue slate roof with power and lighting.