



***8 Anchorfields  
Eccleston  
£149,950***



Smartly presented **TWO BEDROOMED FIRST FLOOR APARTMENT** enjoying a 26ft long sitting room/dining room, beautifully equipped kitchen with integrated appliances situated on the edge of the village on the site of the former Blue Anchor and the apartment block is adjacent to open fields with wonderful public paths, country walks, great for nature lovers and dog lovers etc. There is a Service Charge of £100 Per Month.

*Directions: From our Eccleston office proceed along The Green towards the centre of the village passing through the crossroads. Continue through the village passing Lydiate Lane on the left hand side and take the next left into the cul de sac. The apartments are on the left hand side.*

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Lancashire  
PR7 1BG  
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297 The Green  
Eccleston  
Chorley  
Lancashire  
PR7 5TS  
Tel: 01257 452702

22 Town Road  
Croston  
Preston  
Lancashire  
PR26 7RB  
Tel: 01772 601092

10 Babylon Lane  
Adlington  
Chorley  
Lancashire  
PR6 9NN  
Tel: 01257 481203

*The Accommodation Comprises*

Entrance

This is a communal entrance hall with uPVC double glazed windows and doors; off peak storage radiator; staircase to first floor.

**FIRST FLOOR**

Landing

With entrance to three apartments; storage cupboards; staircase to second floor.

**PRIVATE APARTMENT**

Entrance Hallway

4.34m x 1.63m  
14'2 x 5'4

Central heating radiator; wall to wall fitted carpeting; central heating thermostat; telephone intercom; halogen down lighting.

Sitting Room/Dining Area

7.88m x 3.02m  
26'0 x 10'0

This spacious light and airy room enjoys front side and rear aspects through the uPVC double glazed windows; two central heating radiators with thermostatic controls power points; TV socket; halogen down lighters; wall to wall fitted carpeting; opening into the kitchen area.



Kitchen Area

3.89m x 2.96m  
12'9 x 9'9

A most attractive kitchen fitted with a comprehensive range of units including wall and base; storage unit with roller shutter door; brushed finish stainless steel hood over the four ring gas hob; electric under oven and grill; matching built-in microwave; integrated fridge and freezer; Zanussi jet system turbo dry integrated automatic washing machine; inset round stainless steel sink and separate matching drainer with monobloc mixer tap inset into post formed laminate worktops; granite effect splash backs ; power points; electric cooker point; tiled between units in matching glazed ceramic tiles extending to splash backs; central heating radiator with



### Master Bedroom

3.88m x 3.15m  
12'9 x 10'4

Central heating radiator with thermostatic control; power points; bedside wall lighting; telephone socket; TV socket; uPVC double glazed window; inset halogen down lighters; wall to wall fitted carpeting.



### Bedroom Two

4.46m x 2.78m  
14'8 x 9'2

These measurements are taken to the uPVC double glazed bay window; central heating radiator with thermostatic control; power points; wall to wall fitted carpeting.



### Bathroom

2.41m x 1.70m  
8'0 x 5'7

Containing a twin gripped panelled bath with *Aqualisa* mixer over shower; close coupled WC and a pedestal wash hand basin in matching white; central heating radiator with thermostatic control; halogen down lighting; extractor fan; *Karndean* mosaic effect flooring.



Storage Room

2.23m x 0.91m  
7'4 x 3'0

Housing the *Glow-Worm* wall mounted gas fired combination central heating boiler and the electrical consumer unit; a good warm room.

## **OUTSIDE**

Car Parking

There is one designated car parking space.