



***Red Cottage***  
***Ulnes Walton Lane, Ulnes Walton***  
***£349,000***



Built circa 1910, this is a **SEMI DETACHED HOUSE** situated in a rural area with open fields to the front side and rear, with beautiful panoramic views over the local countryside and the hills of Rivington, Winter Hill etc.

The property boasts an excellent double glazed conservatory under a formal matching slate roof.



*Open Views*

*Directions: From our Eccleston office proceed along The Green towards Leyland and continue through the village, past the Church, over the bridge and bear left into New Lane, At the junction with Southport Road, turn left and take the next right after approximately 400 yards into Ulnes Walton Lane, Continue along for approximately 1.2 mile and the property is situated just past the equestrian centre on the right hand side.*

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*The Accommodation Comprises*

Front Entrance

Stained glass double glazed pine period door.

Hall

Central heating radiator with thermostatic control; power points; textured ceiling; exposed beam; meter cupboard; staircase to first floor

Front Reception Room

4.06m x 3.81m  
13'4 x 12'6



Textured ceiling; dado rail; alcove wall lights with matching centre light fitting; double glazed window; central heating radiator with thermostatic control; power points; period cast iron fireplace on a granite hearth; stripped pine battened door.

Rear Reception Room

4.27m x 4.06m  
14.0 x 13'4



Featuring a most attractive hand made brick inglenook fitted with a cast iron multi fuel stove on a raised flagged hearth; hand made brick features are to be found elsewhere in the room; Delft rack; exposed beams; power points; central heating radiator with thermostatic control; wall to wall fitted carpet; double glazed windows; telephone socket; television socket; stripped pine battened floor; walk in spacious understairs storage room; single door to:-

Dining Kitchen

4.95m x 3.40m  
16'3 x 11'2



These are maximum measurements to this most tastefully fitted modern kitchen which includes solid oak doors and drawers with soft closures; matching full length cabinet housing the *Worcester* oil fired central heating boiler; *Baumatic* brushed stainless steel and glass chimney hood over the five ring gas hob which includes a high output wok burner and electric underoven and grill; post formed laminate worktops with marble finish; mosaic tiles rise from the worktops having splashbacks between units and continuing round to the opposite side under the double glazed window where there is a stainless steel sink, drainer and monobloc mixer tap inset into the worktop; vented for tumble drier and plumbed for washing machine and dishwasher; power points; beamed ceiling; ceramic tiled floor; double glazed stable door to the rear garden.

Conservatory

5.49m x 2.90m  
18'0 x 9'6

Maximum measurements to the attractive conservatory which is double glazed with stainless steel glass on brick walls under a blue slate roof; textured ceiling with brass eyeball downlights controlled by a Georgian brass dimmer switch; laminate floor; handmade brick window feature; central heating radiator with thermostatic control; power points.



Cloaks

Fitted with a close coupled W.C. and a matching wash hand basin in white with glass shelf over; wall light; double glazed opaque window; chrome ladder style towel rail / central heating radiator; ceramic tiled floor.

**FIRST FLOOR**

Balustraded Landing

Built in cylinder cupboard

Bathroom

2.54m x 2.44m  
8'4 x 8'0

This contains a beautiful four piece period suite including a charlotte pedestal wash hand basin with a blue flower design; high level W.C.; panelled bath with Victorian style chrome mixer taps and hand held shower attachment; separate fully tiled corner shower with thermostatic mixer valve; tiled to dado rail; ceramic tiled floor; double glazed window; rotunda ladder style towel rail/central heating radiator; period Pine battened door; ceiling downlighting and extractor fan



Front Bedroom

5.27m x 5.28  
17'4 x 17'4

Originally two bedrooms, this now makes a really spacious principal bedroom with twin double glazed windows overlooking the local countryside; original stripped pine floor; cast iron fireplace; two central heating radiators with thermostatic controls; power points.



### Side Bedroom

4.10m x 3.44m  
13'5 x 11'3

Wall to wall fitted carpet; power points; period cast iron fireplace; double glazed period window again overlooking the local countryside; central heating radiator with thermostatic control.



### Rear Bedroom

3.41m x 2.30m  
11'2 x 7'7

Wall to wall fitted carpet; dado rail; central heating radiator with thermostatic control; double glazed window enjoying beautiful uninterrupted views over the local countryside with the West Pennine Moors in the background.



### SECOND FLOOR

#### Attic Bedroom

5.31m x 5.19m  
17'5 x 17'0

The measurements have been taken to the eaves of this excellent room which is fitted with wall to wall fitted carpeting; *Velux* roof window; exposed purlings (timber beams); ceiling downlighting; power points.



### OUTSIDE

#### Brick Double Garage

Brick built under a pitched tiled roof; double timber doors; power points; lighting; side service door; fitted wall and base units and laminate worktops.

#### Gardens

The property is entered by an excellent block paved driveway providing multi car parking and turning point through a barred gate which passes through mature hawthorn and privet hedging hiding the front garden, which consists of lawns, well stocked beds and a rustic arch.

