



The Old Post Office Sandy Lane, Brindle Offers Over £350,000



Situated in this lovely Lancashire village with views over the West Pennine Moors sits this tastefully restored **STONE BUILT FOUR BEDROOMED SEMI DETACHED COTTAGE** enjoying three reception rooms, fitted kitchen complimenting the *Raeburn Nouvelle* range and double glazed windows. Outside there is ample parking to the cobbled courtyard and a mature garden to the rear.

Directions: From Chorley Town Hall, proceed along Park Road and head out of town in a northerly direction towards the A6. At the bend in the road continue along Park Road and then into Preston Road. Proceed along the A6 passing the hospital and at the Hartwood traffic lights proceed into Whittle le Woods. Pass Shaw Hill Golf Club on the left hand side and continue along into the village of Clayton le Woods. After some distance pass The Pines Hotel on the right hand side and at the next roundabout turn right into Westwood Road. Continue along and at the roundabout turn left onto Sandy Lane. Continue along this country lane until you reach the centre of the village with the Cavendish Pub and the church on the right hand side. The property is situated approximately 100 metres on the right hand side after the church.

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The Accommodation Comprises

Porch

Double glazed Georgian window overlooking the rear garden; tiled floor; half panelled wall; traditional battened door to the reception rooms.

First Reception Room

4.40m x 4.03m
14'5 x 13'3



This has been chosen by the present owners for the dining room and is warmed by a central heating radiator with thermostatic control under the double glazed Georgian window; stone inglenook with a stone flagged hearth; exposed timber beams; wall to wall fitted carpeting; power points; telephone socket; period battened door to the walk-in understairs storage cupboard; period battened door to the staircase rising to the first floor.

Cloakroom

This contains a period suite in white including a pedestal wash hand basin and a low level WC; tiled splash back; central heating radiator; tiled floor; double glazed window; exposed timber beam.

Reception Room Two

5.79m x 4.23m
19'0 x 14'0



This makes a comfortable lounge and enjoys double aspects through the Georgian style double glazed windows under which are central heating radiators with thermostatic controls; further heating by a multi fuel cast iron stove set on a stone flagged hearth with a brick back and a polished oak surround; power points; wall to wall fitted carpeting; exposed timber beams; fitted meter cupboard.

Reception Room Three

4.25m x 3.65m
14'0 x 12'0



This is used as a study/sitting room and enjoys two double glazed Georgian style windows under which lies a central heating radiator with thermostatic control; telephone socket; period cast iron fireplace with Victorian style inset tiles and a polished pine surround; wall to wall fitted carpeting; fitted alcove shelving etc; exposed timber beams; power points; telephone socket.

Breakfast Kitchen

4.46m x 3.89m
14'8 x 12'9



A tasteful country style kitchen with a *Raeburn Nouvelle* gas fired cooking range incorporating the central heating boiler complimenting the period style oak wall and base units; these also include dental moulding to the cornice and pelmets, spice racks and leaded glass display cabinets; integral conventional electric double oven and grill; plumbed for automatic washing machine; post formed laminate worktops contain the ceramic inset sink which has a vegetable preparation bowl and is situated under the double glazed Georgian style window; tiled splashbacks in period glazed ceramic tiles; tiled floor; stable door to the rear garden; power points; hand painted boarded ceiling; downlighting; walk-in pantry with fitted shelves; access to the boarded loft via pull down ladders which has two double glazed roof windows.

FIRST FLOOR

Landing

Loft access; period battened door leading to an ante room with wall to wall fitted carpeting; exposed timber purlin (beam).

Principal Bedroom

4.46m x 4.18m
14'8 x 13'9



In addition to the central heating radiator with thermostatic control, there is a period cast iron fireplace with a tiled hearth; alcove shelving; wall to wall fitted carpeting; power points; telephone socket; double aspects through double glazed windows; period battened door; walk-in dressing room which is warmed by a central heating radiator and has a fitted carpet and hanging garment space under the fitted shelving; period battened door.

Bedroom Two

4.19m x 2.85m
13'9 x 9'4



Fitted wardrobes; wall to wall fitted carpeting; central heating radiator with thermostatic control; power points; exposed timber purlin (beam); double glazed Georgian style window; period battened door.

Bedroom Three

3.67m x 2.01m
12'1 x 6'7



Wall to wall fitted carpeting; central heating radiator with thermostatic control; Georgian style double glazed window; power points; period battened door.

Bedroom Four

2.85m x 2.17m
9'4 x 7'2

The measurements have been taken to inside the wall to wall fitted wardrobes; wall to wall fitted carpeting; central heating radiator; Georgian style double glazed window; period battened door; power points.

Bathroom

2.39m x 2.13m
8'0 x 7'0



Containing a three piece period suite in white including a colonial style pedestal wash hand basin; low level WC; panelled bath; separate glass sided corner shower cubicle with a Victorian style shower; fully tiled walls to the bath and shower area in glazed ceramic tiles with a period frieze; built-in cylinder/laundry cupboard; wall to wall fitted carpeting; double glazed roof windows; central heating radiator with thermostatic control; period battened door.

OUTSIDE

Front and Side

The front and side of the property is surfaced with old original stone sets providing multi car parking; the side gate provides entrance to the rear garden.

Rear Garden



This is laid mainly to lawn which is currently well-maintained and manicured and surrounded by beds containing an abundance of mature plants and shrubs etc. The garden is adjacent to open fields and the local countryside with magnificent panoramic views over the West Pennine Moors especially taking in Jubilee Tower at Darwen.

Connecting the lawned area to the house is a flagged terrace where there is a stone built fuel store; outdoor lighting; useful attached brick outbuilding containing power points and lighting.

