REDMAN CASEY ESTATE AGENTS

250 Babylon Lane, Heath Charnock, Chorley, PR6 9ER

Offers Around £425,000

Two bedroom stone cottage with unenviable views on every aspect. Located in a rural setting, but still close to all local amenities and transport links. This charming and deceivably large cottage has extensive outside space, with off road parking and a detached garage. The garden to the rear is large enough for a horse / pony, or someone with serious gardening ambitions. The property is double glazed and had gas central heating, with spacious living accommodation. Viewing is highly recommended to appreciate all that is on offer the location and size of this unique property.

- Rural Setting
- Semi Detached Cottage
- Amazing Views From All Aspects
- Off Road Parking
- Band D Council Tax
- Large Gardens
- 2 Bedrooms
- Garage
- Awaiting EPC
- Unique Property

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Two bedroom stone cottage with views to every aspect, located in a unique rural setting but still has easy access to all local amenities. This charming and deceivably spacious cottage comprises:- Entrance porch, hallway, WC., lounge, lounge dining room, kitchen. to the first floor there are two double bedrooms and a family bathroom. The outside has a detached garage, driveway, formal front gardens and side with a large paddock to the rear of the property. Benefitting from double glazing, gas central heating and spacious living accommodation. The property has all the charm and quirkiness of a property that is 200 years old but all the modern features to make life comfortable. The garden to the rear is large enough for a horse / pony, or someone with serious gardening ambitions.
The views and outside space make this a property well worth viewing to appreciate all that is on offer.

Porch
Two uPVC double glazed windows, window to rear, hardwood double glazed window, door to:

Entrance Hall
Double radiator, door to:

Lounge 18'4" x 14'1" (5.60m x 4.30m)
Two uPVC double glazed windows, coal effect gas open fire set in feature surround, two double radiators, stairs, door to:

Lounge/Diner 18'4" x 14'7" (5.60m x 4.45m)
Two uPVC double glazed windows, coal effect gas open fire set in stone built surround, two double radiators, door to:

Kitchen/Diner 7'1" x 20'9" (2.16m x 6.33m)
Fitted with a matching range of base and eye level units with drawers and round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, electric oven, electric hob, two uPVC double glazed windows, uPVC frosted double glazed window, radiator, door to Storage cupboard.

WC
UPVC frosted double glazed window, low-level WC.

Garage
Two windows to rear, metal up and over door, door.

Bedroom 1 11'8" x 14'1" (3.55m x 4.29m)
Two uPVC double glazed windows, double radiator, door to:

Bedroom 2 11'8" x 12'7" (3.55m x 3.84m)
UPVC double glazed window, uPVC double glazed window to front, Storage cupboard, double radiator, double door.

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Landing
UPVC double glazed window, open plan to:

Landing
Door to:

Bathroom 6'5" x 7'7" (1.95m x 2.31m)
Three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, radiator.

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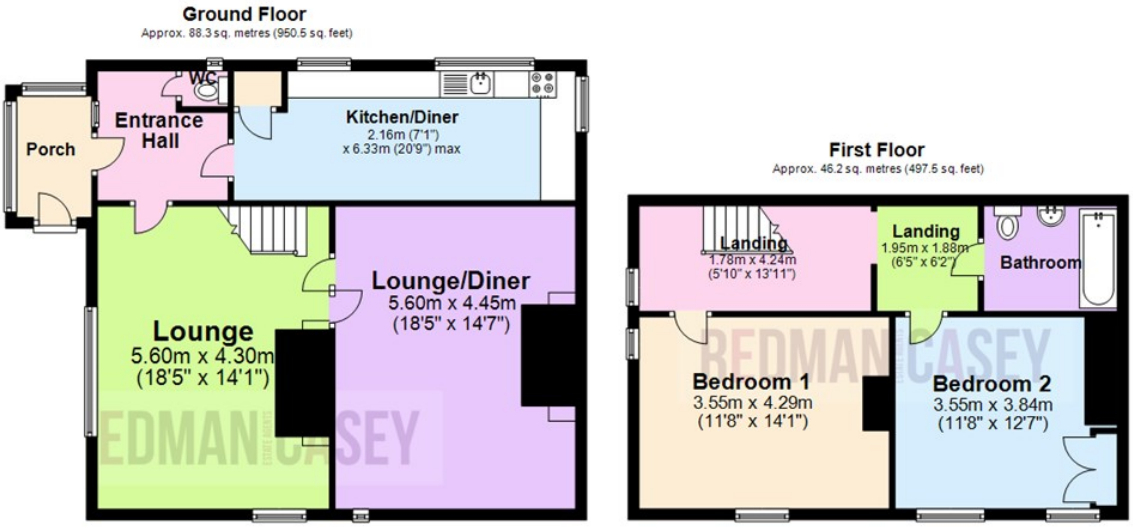
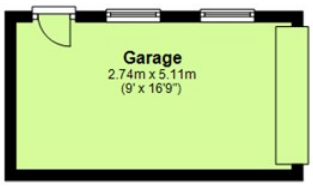
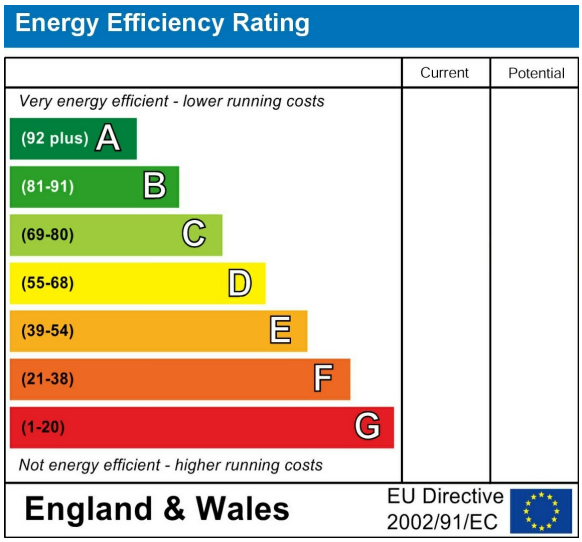
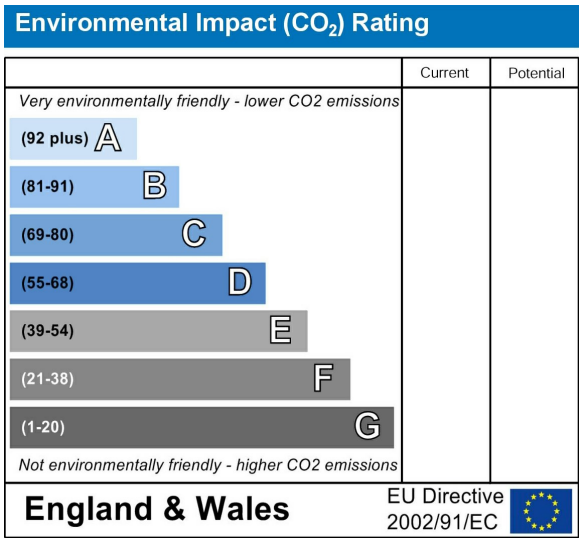




Total area: approx. 134.5 sq. metres (1448.0 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.





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