

**Bramble Bank, 196 Babylon Lane, Heath Charnock, Chorley, PR6 9ES**



## **Offers Around £410,000**

Two bedroom extended stone cottage in a rural setting and amazing views over Lancashire all the way to the Fylde coast. Located close to local shops, schools and all amenities offering the convenience of modern living with the chance to escape into your own quiet space. This extended property has the added benefits of off road parking, extensive gardens, conservatory, En suites, separate utility building and balcony to the master bedroom with dressing area. Gas central heating and double glazing this property must be viewed to appreciate the location, space and all that is on offer.

- Amazing Views
- 2 Bedroom
- Balcony To Master
- Double Glazing
- Awaiting EPC
- Rural Setting
- Mature Gardens
- Central Heating
- Off Road Parking
- Council Tax Band C





Extended Two bedroom stone cottage located in a amazing setting with views over Lancashire and the Fylde Coast. Close to local schools, shops and all local amenities. This lifestyle property gives easy access to countryside and good transport links. The property comprise-: Entrance porch, dining room, lounge, kitchen, conservatory. To the first floor there are two double bedroom the master having a WC, dressing room and balcony, large family bathroom. The second floor there is a double bedroom with En-suite. To the outside there is a Utility building with WC power and lighting. The front has a large garden with off road parking, The rear has extensive garden fully enclosed. The property benefits from double glazing, gas central heating, patio seating area balcony, conservatory, off road parking, mature gardens and utility building. This property is recommended for viewing to appreciate the space, views and lifestyle opportunity.

### **Porch**

Hardwood double glazed entrance door to front:

### **Dining Room 20'2" x 14'10" (6.15m x 4.53m)**

Hardwood double glazed window to front, feature original open fire set in Victorian iron surround, radiator, double radiator,:

### **Lounge 14'11" x 14'10" (4.54m x 4.53m)**

Hardwood double glazed window to side, fitted fireplace with cast- iron solid fuel wood burning stove with glass door in chimney, double radiator, door to Storage cupboard.

### **Kitchen 8'3" x 18'4" (2.51m x 5.60m)**

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and worktop space over, 1+1/2 bowl china butler style sink unit with single drainer, mixer tap and ceramic tiled splashbacks, fridge, electric fan assisted oven range, five ring gas hob with extractor hood over, uPVC double glazed window to front, uPVC double glazed window to rear, open plan, door to:

### **Conservatory**

With polycarbonate roof and power and light, two windows to rear, window to side, uPVC double glazed window to front to side to rear, radiator, uPVC double glazed entrance door to side,

### **Landing**

### **Bedroom 1 15'1" x 14'10" (4.59m x 4.53m)**

Hardwood double glazed window to side, fireplace with cast- iron solid fuel burner wood burning stove with glass door in chimney, open plan,:





**Office/Dressing Room 4'6" x 18'4" (1.38m x 5.60m)**

UPVC double glazed window to rear, double radiator, uPVC double glazed entrance double door to rear:

**Bedroom 2 7'10" x 14'10" (2.38m x 4.53m)**

Window to front, hardwood double glazed window to front, double radiator, door to:

**Bathroom**

Five piece suite comprising roll top bath with ornamental feet, shower enclosure with glass screen and matching telephone style taps, pedestal wash hand basin, bidet and high-level flush WC, full height ceramic tiling to all walls, heated towel rail, window to side.

**Balcony 3'1" x 6'2" (0.94m x 1.89m)****Loft Room 15'7" x 14'10" (4.76m x 4.53m)**

UPVC double glazed window to rear, electric radiator, door to Storage cupboard,

**En-suite To Loft Room**

Three piece suite comprising pedestal wash hand basin, tiled shower enclosure with electric shower and glass screen and low-level WC, tiled splashbacks, hardwood double glazed window to side.

**Utility Building 13'0" x 7'8" (3.96m x 2.34m)**

Plumbing for automatic washing machine, vent for tumble dryer, fridge/freezer, window to side, window to rear, uPVC double glazed window to side, window to front, uPVC entrance stable door to side, door to: Low level WC. wash hand basin;

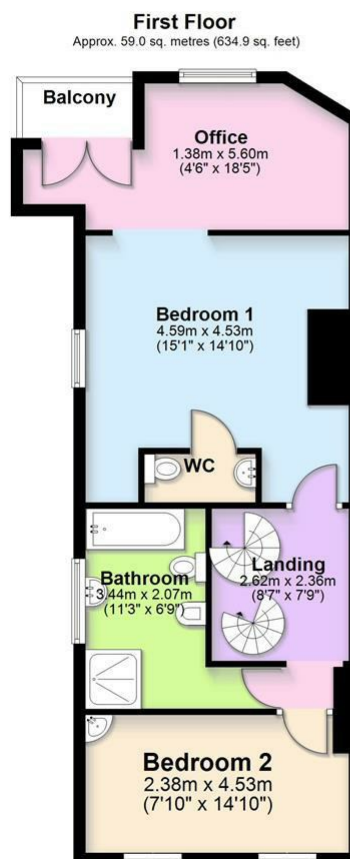
**Outside Front**

Private enclosed garden with mature flower beds and seating areas, Double wooden gate leading to off road parking.

**Outside Rear**


Fully enclosed extensive rear gardens with mature planting, lawns, and patio seating area.





Total area: approx. 163.2 sq. metres (1756.6 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 