

11, Major Bottoms New Road, Anderton, Chorley, PR6 9EY



## Offers In The Region Of £495,000

Stunning extended cottage situated in this highly sought after location, offering fantastic accommodation which has been extended and sympathetically renovated by the current owner to provide a charming and welcoming family home. Set in a large corner plot the property offers spacious gardens with ample parking for 4 cars, two reception rooms feature living kitchen diner, utility and two bathrooms, The property benefits from a comprehensive CCTV system and intruder alarm. Viewing is essential to appreciate all that is on offer.

- Stunning Extended Cottage
- Superb Living Kitchen Diner
- 3 Double Bedrooms
- Parking For 4 cars
- EPC Rating TBC
- Two Receptions
- Large Gardens
- Two Bathrooms
- Viewing Essential
- Council Tax Band C



We are delighted to bring to the market this stunning extended character cottage giving purchasers the opportunity to buy this unique 18th-century property brought into the present day by the current owners. This three double bedroom cottage is located on the sought after Major Bottoms in Anderton. Rarely do these properties become available to the market and given the surrounding views and sought-after location it's easy to see why Major Bottoms is so appealing, Having been fully renovated and extended by the current owners and offering features that are bound to impress any potential purchasers looking for a modern take on a period property. Surrounded by open countryside and sits within a generous gardens with off road parking for 4 vehicles ( 2 at the front and 2 at the side) with mature gardens and patio areas, this stone cottage appeals to anyone who enjoys gardening and stunning open views over the Rivington Moors. Briefly comprising the accommodation internally: Vestibule, lounge with wood burning stove, dining room, utility and shower room, feature living kitchen diner fitted with a range of dark blue units with space for large range cooker. to the first floor there are three double bedrooms the master having a en suite bathroom and balcony overlooking Rivington to the rear There is also a large walk in wardrobe which could be converted into a Jack and Jill bathroom for the other 2 double bedrooms. Outside there are spacious gardens with gravel driveway and parking for 4 cars, The property benefits from a comprehensive CCTV system and intruder alarm. Viewing is essential to appreciate all that is on offer.

#### **Vestibule**

Composite entrance door, tiled flooring, double glazed oak door to:

#### **Lounge 14'7" x 11'9" (4.45m x 3.58m)**

UPVC double glazed window to front, feature fireplace with stone built surround and flagged hearth, cast- solid fuel burner stove with glass door in chimney, two radiators, tiled flooring, under floor heating, two wall lights, ceiling with recessed spotlights, oak door to:

#### **Dining Area 12'7" x 11'9" (3.84m x 3.58m)**

Built-in under-stairs storage cupboard, radiator, tiled flooring, under floor heating, half height panelling, ceiling with recessed spotlights, stairs to first floor landing, open plan to:

#### **Living/Kitchen/Diner 27'3" x 11'4" (8.31m x 3.45m)**

Fitted matching dark blue base and eye level units with drawers and contrasting worktop space, built-in pantry cupboard, matching breakfast bar with cupboard under, 1+1/2 bowl stainless steel sink unit with tiled splashbacks, integrated dishwasher, space for range with extractor hood over, uPVC double glazed window to side, window to side, two radiators, tiled flooring, under floor heating, double glazed composite doors to garden, double glazed french doors to garden, open plan to:

#### **Utility Area 10'1" x 6'8" (3.07m x 2.04m)**

With worktop space, plumbing for washing machine, space for fridge/freezer and tumble dryer, Storage cupboard, radiator, tiled flooring, oak door to:



### Shower Room

Fitted with three piece modern white suite comprising tiled double shower enclosure with electric shower over, pedestal wash hand basin with mixer tap, low-level WC and full height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, Feature double radiator, ceramic tiled flooring, ceiling with recessed spotlights.

### Landing

Oak door to Hallway, oak door to:

### Bedroom 2 14'10" x 11'10" (4.52m x 3.61m)

UPVC double glazed window to side with views of open countryside, uPVC double glazed window to front, two radiators, laminate flooring, sloping ceiling with exposed beams.

### Hallway

Radiator, laminate flooring, double door, oak door to Bedroom 3, oak door to Bedroom 1, door to:

### Walk-in Wardrobe

Large built in wardrobe with hanging rails and potential for conversion to a Jack and Jill en suite from bedrooms 2 and 3

### Bedroom 3 10'2" x 11'11" (3.10m x 3.63m)

UPVC double glazed window to rear with panoramic views of open countryside, radiator, laminate flooring.

### Bedroom 1 17'9" x 18'3" (5.42m x 5.57m)

UPVC double glazed window to side with panoramic views of open countryside, uPVC double glazed window to front, double radiator, Luxury vinyl flooring, uPVC double glazed door to Balcony, oak door to:

### En-suite Bathroom

Fitted with three piece modern white suite comprising freestanding deep bath with freestanding mixer tap and hand shower over, corner wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC, ceramic tiling to all walls, extractor fan, uPVC double glazed window to side, double radiator, Luxury vinyl flooring, ceiling with recessed spotlights.

### Balcony

Wrought iron railings enclose the balcony, far reaching views over open countryside to rear and side.

### Outside

Front garden, gravel driveway to the front with car parking space for two cars, enclosed by mature hedge to front and sides, laid to lawn with mature ornamental flower and shrub borders beds and aluminium greenhouse, paved pathway, raised beds.

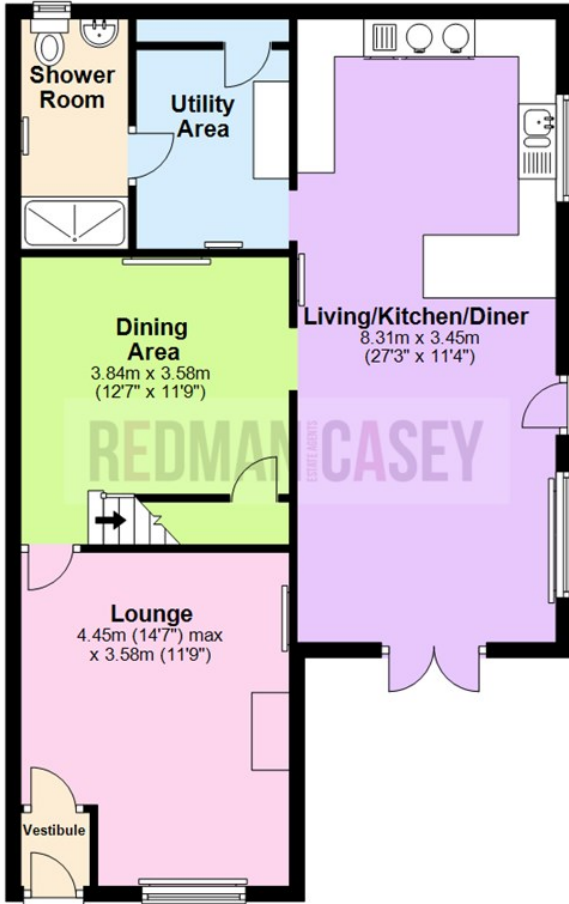
Side garden enclosed by hedges to side, gravelled sun patio, mainly laid to lawn with mature flower and shrub borders, outside cold water tap, security and courtesy lighting outside power sockets.

Rear garden, paved pathway, mature shrub borders, raised paved sun patio, gated side access and gravelled parking area for two cars, the garden is enclosed by mature hedge to rear.



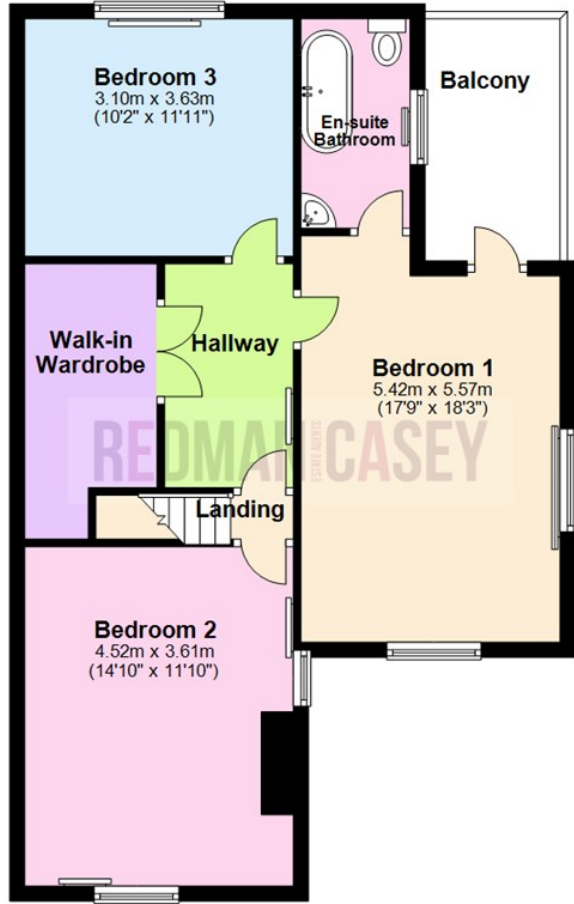
### Ground Floor

Approx. 70.9 sq. metres (762.9 sq. feet)



### First Floor

Approx. 64.0 sq. metres (689.3 sq. feet)



Total area: approx. 134.9 sq. metres (1452.1 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.

### 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>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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