



Withnell Fold, Chorley, PR6

£290,000

Offers Over

Tenure: Freehold, **Bedrooms:** 3

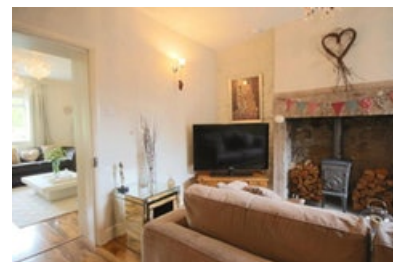
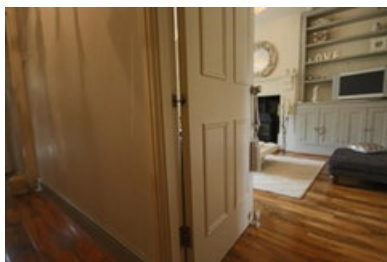
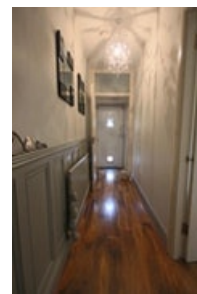
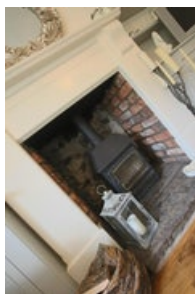
***OPEN HOUSE VIEWING DAY ON SATURDAY THE 6TH JULY FROM 10AM UNTIL 3PM. PLEASE CONTACT HOUSE SIMPLE FIRST ON 0333 305 4856 TO REGISTER YOUR INTEREST *** A TRULY BEAUTIFUL STONE COTTAGE WHICH IS LOCATED WITHIN THE LOVELY VILLAGE OF WITHNELL FOLD IN CHORLEY.The location

Key features:

- Chain Free
- Breathtaking Stone Cottage
- Idyllic Village Location
- Three Bedrooms
- Lovely Large Garden
- Stunning Decor Throughout
- Parking at the Rear of the Property
- Oozing Charm and Character
- Viewing is strongly recommended to fully appreciate

Extra info:

- **Property Age:** 139 years
- **Council Tax:** Band D (£1817.66 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Off Street Parking



*****OPEN HOUSE VIEWING DAY ON SATURDAY THE 6TH JULY FROM 11 AM UNTIL 3 PM. PLEASE CONTACT HOUSE SIMPLE FIRST ON 0333 305 4856 TO REGISTER YOUR INTEREST *****A TRULY BEAUTIFUL STONE COTTAGE WHICH IS LOCATED WITHIN THE IDYLIC VILLAGE OF WITHNELL FOLD IN CHORLEY.

The location is a highly regarded historic former mill village, whilst the property itself has been lovingly renovated to the most exacting of standards using traditional materials.

This immaculate cottage has been renovated and maintained to an extremely high standard and briefly comprises of: entrance hallway, lounge, dining room, crafter solid oak kitchen, three double bedrooms and a quality bathroom. To the front there is a long and large landscaped garden with a lovely courtyard to the rear. Rarely do homes of such quality become available to purchase and as such, this is an exceptional opportunity to acquire a unique, quality property and viewing is highly recommended.

Enjoying this priveledge rural location the property is just minutes away from motorway networks and local schools; making most regional cities easily accessible and ideal for commuting. Beautiful country walks are nearby as well as the fishing lodges, cricket clubs, tennis club and canal.

Hallway: An attractive and quaint entrance hall, with part wood panelled elevatons, giving access to the lounge.

Lounge: 4.3 x 3.9: A lovely window to the front elevation, a feature fire place with wood burner, crafted storage units, door to dining room.

Dining Room: 5.0 x 3.7: Attractive fire surround and woodburner situated to the rear of the property. Window towards the rear aspect and a large understairs storage cupboard. Door to kitchen.

Kitchen: 3.6 x 2.8: Crafted and quite unique units with worktops over, Belfast style sink, plumbed for washing machine and dishwasher, Velux window.

Sidewinder stairs lead to the first floor landing giving acces to the two bedrooms; master 5.0 x 4.3 with fitted wardrobes, cast iron fire surround,stone hearth and large front aspect window. Bedroom two: 3.0 x 1.9 to the rear of the home. Luxury bathroom with Villeroy & Bosch suite with heated chrome towel rail and feature bamboo wooden flooring. Bedroom three 4.6 x 4.0 accessed via a further staircase a truly stunning loft room with Velux window giving fantastic countryside views.

Front: To the front there is a beautiful landscaped garden laid to lawn with mature and well stocked borders, plants, trees and shrubs with a flagged patio. There is a lovely stone flagged seating area and a large patio at the top of the garden. The property is not overlooked, with lots of space to enjoy in this tranquil setting.

Rear: To the rear is a attractive courtyard area with brick wall gated access, a large wooden storage space which has electricity and water.

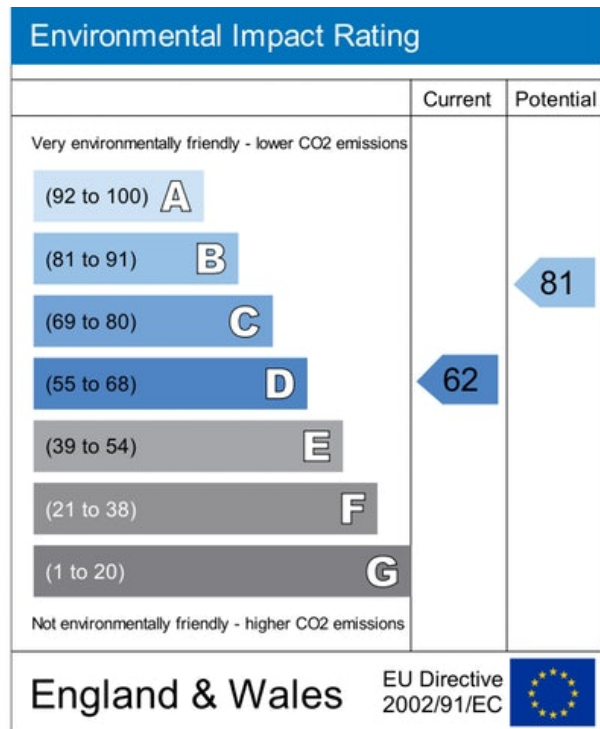
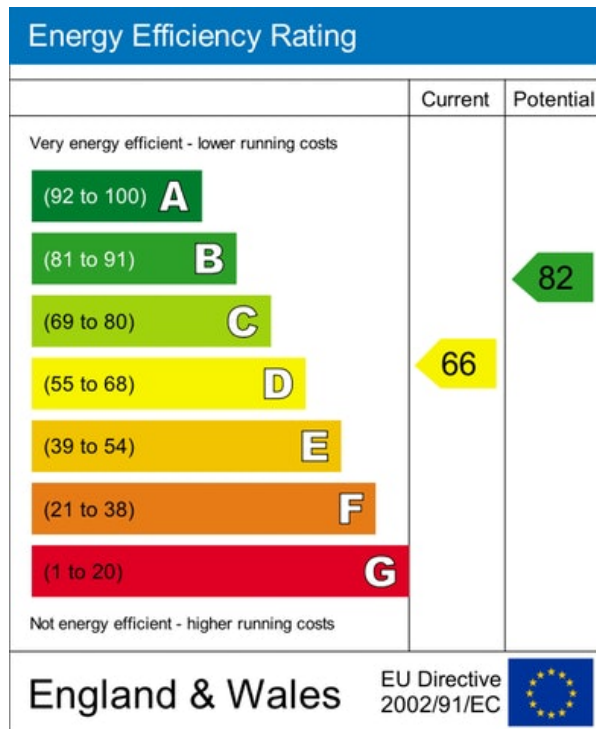
There are alloted parking spaces to the rear for two cars with a further car park available to the side of the property.

Viewing is very highly recommended to appreciate.

Floor plan:

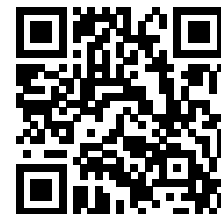


Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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