



INDEPENDENT ESTATE AGENTS

Riverslea, Rivington Lane, Anderton, Chorley, Lancashire, PR6 9HQ  
**£650,000**  
FOR SALE

A rare opportunity to acquire a detached home in a superb setting with large mature gardens to both the front and the rear plus open views over fields towards Rivington Pike at the front. A great semi-rural position with excellent transport links and benefiting from impressive countryside surroundings.



INDEPENDENT ESTATE AGENTS



- INDIVIDUALLY DESIGNED AND BUILT
- VIEWS TOWARDS RIVINGTON PIKE TO THE FRONT
- MOTORWAY JUNCTION AROUND 4 MILES
- INTERNAL GARAGE
- GREAT ACCESS INTO RIVINGTON

- LARGE FRONT AND REAR GARDENS
- TRAIN LINK 2.5 MILES WITH CONNECTION INTO MANCHESTER
- GREAT POTENTIAL FOR FURTHER EXTENSION
- LARGE HORSESHOE DRIVEWAY, PROVIDING DUAL ACCESS AND AMPLE PARKING



# RIVERSLEA, RIVINGTON LANE, ANDERTON, PR6 9HQ

An early viewing is recommended for this individually designed and built detached home. Homes within this immediate vicinity are seldom placed onto the open market. Riverslea has provided a happy home for the owners for many years so we would expect the home to appeal to those seeking a classic semi-rural location in which to create Riverslea as their forever home.

The core living areas enjoy generous proportions as do the first-floor bedrooms.

The master bedroom runs the full depth of the property with a balcony and open views at the front towards Rivington Pike. This bedroom also includes an ensuite. More broadly speaking, the design of the dwelling and position within the gardens offer great scope for further extension.

The house has been well maintained but needs some updating to be in line with modern taste so potential buyers should take this into account.

Riverslea would suit a growing family whilst the characteristics and location would also appeal to those downsizing from a larger property but wishing to retain a high calibre address and sizeable room proportions.

The sellers inform us that the property is Freehold

Council Tax Band F - £3,081

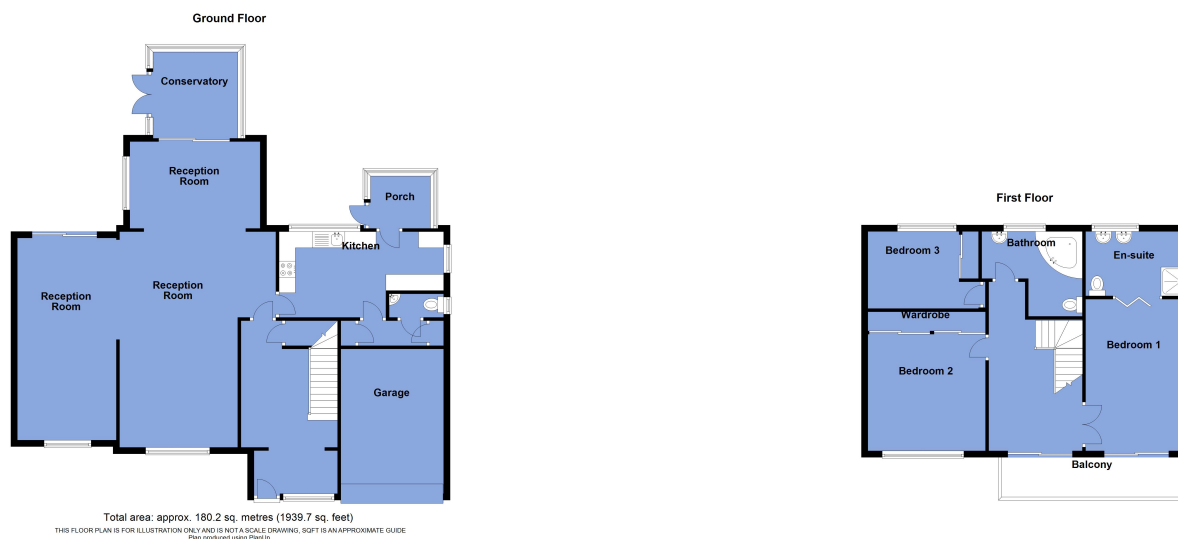
## THE AREA

Riverslea enjoys a classic semi-rural setting, and is ideally located for access into Rivington, and all the benefits that this brings. Despite these rural characteristics, it is important to note that the nearest train station is in Blackrod village just 2.5 miles away and Junction 6 of the M61 is around 4 miles away. Horwich and Adlington both offer a great selection of mainly independent shops and services. The Middlebrook retail park includes a broad range of commercial, leisure and restaurant options.

Many people within the area also consider Manchester City centre and the Trafford Centre an appropriate distance for work socialising and shopping.

The popular and independent Bolton School is around 5 miles away and there is a number of state primary and secondary school, serving the area some within Horwich and Chorley postcodes (catchment areas and intake can change on an annual basis).

The jewel in the crown can certainly be attributed to the aforementioned access into Rivington and its surrounding hills with extensive countryside. The lovely surrounding countryside attracts people from far and wide and is great for those who enjoy spending time outdoors. A simple glimpse at a satellite image perfectly illustrates the mass of open green space on offer. All points considered; we feel that the area offers many great features.



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

8' 5" x 4' 3" (2.57m x 1.30m) Broadening into 9' 9" x 12' 9" (2.97m x 3.89m). Stairs to the first floor. Under stairs store. Access into reception room 1

#### Reception Room 1

Zone 1 : 11' 11" opening to 15' 11" (3.63m x 4.85m) x 22' 0" (6.71m) (max). Window to the front. Large feature fireplace. Views over the garden, the open fields beyond as well as the Pigeon Tower and hills.

Zone 2 : 8' 9" x 13' 0" (2.67m x 3.96m)

#### Conservatory

Plastered bottom half. No floor covering.

#### Reception Room 2

10' 0" x 20' 5" (3.05m x 6.22m) Views to the garden at the rear.

#### Kitchen

10' 9" x 8' 6" (3.28m x 2.59m) with a second area to the rear measuring 5' 10" x 5' 11" (1.78m x 1.80m) . Gable and rear windows. Rear windows have views over the garden and also an open aspect of hills in the distance beyond.

#### Inner Hallway

2' 9" x 7' 1" (0.84m x 2.16m) Electric meter and consumer unit. Electrics are dated.

#### WC

5' 5" x 2' 3" (1.65m x 0.69m) Gable window. WC. Hand basin.

#### Boiler Cupboard

2' 4" x 5' 6" (0.71m x 1.68m) Gas central heating combi boiler.

### First Floor

#### Large Landing

16' 7" x 9' 0" (5.05m x 2.74m) Window to the front garden. Patio doors to balcony. Stunning views to the front.

#### Bedroom 1

9' 10" x 15' 8" (3.00m x 4.78m) Sliding patio doors onto the balcony. Stunning views.

#### En-Suite Shower Room

5' 11" x 9' 9" (1.80m x 2.97m) Shower cubicle. Twin hand basin. WC. Rear window to the garden and views beyond.

#### Bedroom 2

14' 1" x 11' 11" (4.29m x 3.63m) Front double. Super views.

#### Bedroom 3

7' 9" x 11' 5" (2.36m x 3.48m) To the rear. Rear window overlooking the garden and views beyond. Fitted wardrobes.

#### Family Bathroom

10' 2" (max) x 8' 7" (max) (3.10m x 2.62m) L-Shaped. WC. Corner bath. Hand basin in vanity unit. Rear window. Large loft access.

### Outside

#### Garage

9' 10" x 14' 8" (3.00m x 4.47m) Side window. Up and over door.















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	