



**Long Lane, Heath Charnock, Chorley, Lancashire PR6 9EF**

**£260,000** (subject to contract)

Country Living! Set in the open countryside this two bedroom mid terrace cottage offers all that one would expect, the rear garden is an added bonus. Inside there is a well cared for and modern home, with the kitchen and the bathroom both of note.

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	Off Road

## Ground Floor

### Entrance Porch

PVCu double glazed front door

### Lounge

PVCu double glazed window to the front of the property, laminate flooring, fireplace, beamed ceiling, wall lights, radiator.

### Dining Kitchen

PVCu double glazed window and PVCu double glazed French door leading to the rear. The kitchen is fitted with a modern range of base, wall and draw units with co-ordinated work surfaces. Stainless steel single drainer sink unit, integrated four ring gas hob, high level electric oven, extractor hood above the hob. Tile flooring, radiator, plenty of room for a dining table.

## First Floor

### Landing

Access to all of the first floor rooms

### Bedroom One

PVCu double glazed window to the front, radiator.

### Bedroom Two

PVCu double glazed window to the rear, radiator.

### Bathroom

Fitted with a stunning four piece suite with a low level WC and pedestal wash basin, stepping up to a free standing bath with Chrome mixer taps. Step in shower cubical. PVCu double glazed window to the rear, part tiled walls, towel radiator.

## Exterior

### Rear Garden

The rear of the property is on two levels with a small paved patio area stepping up to the remainder of the garden beyond which are open fields.

### Front Parking

Parking for motor vehicles and pedestrian access to the front door.

## Notes

Council Tax Band C



Video available

