



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Stunning Victorian End-Terraced Home
- Walking Distance to Town Centre
- Circa 1,890 Square Feet in Total
- Two Characterful Reception Rooms
- Three Bedrooms Plus Study
- Large Four-Piece Family Bathroom
- Cottage Gardens & Attached Garage

RAWCLIFFE ROAD,
CHORLEY

O/O £312,000



Rawcliffe Road, Chorley



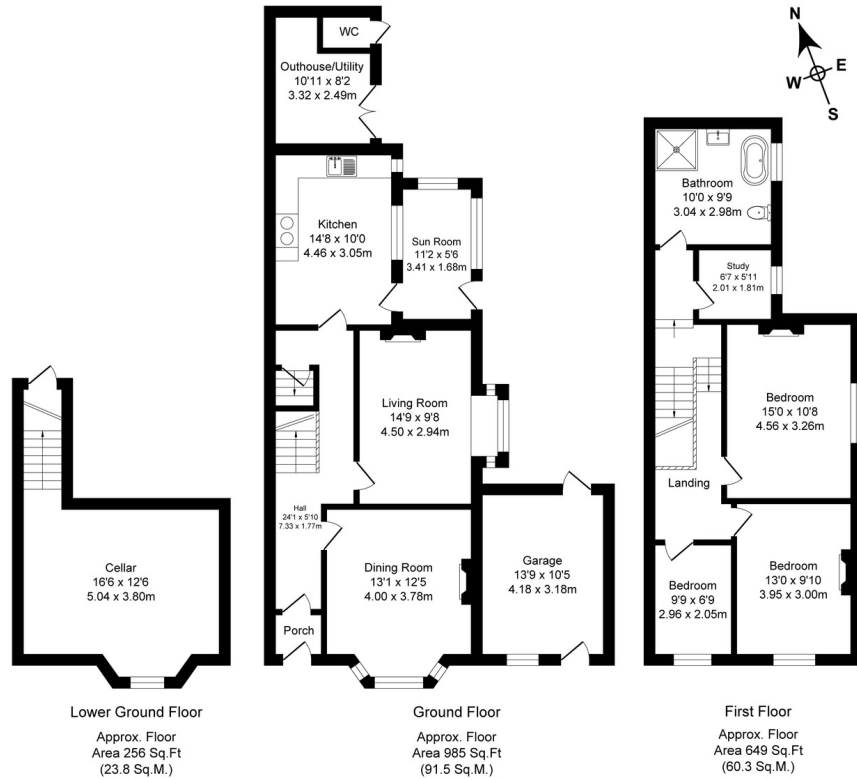
Rawcliffe Road, Chorley



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Total Approx. Floor Area 1890 Sq.ft. (175.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

This beautiful Victorian end-terraced property has no doubt been cast many complimentary glances from admiring passers-by, its chocolate box exterior, draped in Wisteria, exuding character and charm from every crevice of its rustic stone facade. Beauty here is far from skin deep, however, with the property having been under the same ownership for decades and our clients having viewed their tenure as being mere custodians of this beautiful piece of history, retaining and enhancing many of the gorgeous character features one would expect of a home of this era. It is this care and affection which has ensured that a wonderful feeling of nostalgia and tradition has endured over the years, enveloping one's heart from the first step across the threshold.

The handsome, albeit modest exterior, belies a home of great depth, affording accommodation which extends to circa a truly impressive 1,890 square feet in total, complemented by a well laid-out floorplan which affords generously proportioned living spaces. Having been a real labour of love, it is plain to see the exacting standards and keen eye for detail which have been applied throughout every inch of this home, with our clients' considered selection of fixtures, fittings and décor resulting in the creation of a supremely elegant and tasteful property. The kitchen units, windows and conservatory have all been hand-crafted, whilst the William Morris wallpaper on display throughout the accommodation oozes personality and refinement and blends seamlessly with the decorative plasterwork.

The beautiful bespoke entrance door with its leaded, stained-glass panels entices, immediately setting the tone of the character that is to come, as one enters via the entrance porch into the fabulous 24' reception hallway with its rather grand carved staircase to the first floor and traditional Lincrusta textural wall coverings. One is enveloped by the warm and inviting ambience, which is so prevalent throughout, but no more so than in the two stunning reception rooms, currently arranged as a 13' dining room to the front and a 14' lounge to the rear. Both of these wonderfully characterful spaces enjoy impressive feature fireplaces whilst, individually, the dining room boasts a large bay window to the front elevation, and the lounge some simply magnificent built-in cabinetry.

The 14' breakfast kitchen is large enough to accommodate a dining suite, creating an informal and sociable environment in which to enjoy a brew and a catch-up with friends, being fitted with a range of bespoke wall and base units in Oak, providing plentiful storage options and complimented by laminated wooden work surfaces and inset spotlighting. The all-important gas-fired Aga creates that wonderfully warm and inviting hub of the home type atmosphere, whilst there is also conveniently an integrated conventional double electric oven. The off-lying conservatory-style side porch offers a quiet spot for reflection and contemplation.

Up on the floor, the generous landing provides access to the three lovely bedrooms – two doubles and a single, as well as a useful study, which will be ideal for those who require some space in which to work from home, whilst the beautifully appointed family bathroom is of a truly luxurious size and a sophisticated environment in which to polish and preen before a night on the town. The fixtures and fittings ooze sophistication, being fully tiled and fitted with a four-piece suite in classic white comprising of WC, wall-mounted wash hand basin, free-standing bathtub and separate walk-in shower cubicle.

The property also benefits from a 16' basement, offering superb flexibility of use to suit a new owner's requirements.

Externally, the property has low-maintenance cottage-style gardens to both the front and rear, the Japanese inspired rear with its raised pond, being paved with stone and providing ample opportunity for al-fresco dining, as well as plenty of space on which to place one's colourful pots and planters. A handy outhouse/utility provides storage facilities and plumbing for a washing machine, whilst there is also a useful garden WC. Off-road parking facilities are provided for a vehicle on the driveway and leads to the attached garage, affording additional storage options and which could be adapted for vehicular access.

Being situated within a short walk of the bustling town centre of Chorley, with its diverse range of high street and independent shops, eclectic bars and eateries and popular market, the convenience afforded by the location is a further highlight. Excellent schooling at all levels is within easy reach for those with little ones to consider, whilst the older generations will benefit from superb transport links via rail from Chorley train station, or via road, with the M61 swiftly accessible at junction eight, ensuring a prompt commute to a host of surrounding commercial centres, such as Preston, Bolton and Manchester. At the end of a busy day, one can enjoy those long summer evenings savouring a relaxing stroll with the dogs around a number of local beauty spots, including Astley Park and Yarrow Valley Country Park.

The ability of a property to enchant is a rather special quality indeed, something which is hard, if not impossible, to replicate through décor, fixtures or fittings, instead being an enviable quality which is engrained within its make-up. With that sentiment in mind, we would highly recommend an internal inspection to appreciate this truly unique home.



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