

# GUILDHALL

SALES & LETTINGS



## 5 East View Terrace

, Withnell, PR6 8BZ

Offers Over £240,000



### AN IDYLIC END TERRACED PROPERTY WITH BREATHTAKING VIEWS

Situated within the most desirable location of Abbey Village, this stunning two bedroom end terraced property is being proudly welcomed to the sales market. Having been presented and updated to the highest standard throughout with enviable rear extension, panoramic views and stylish decoration, this outstanding property is the perfect home for any small family or professional couple, truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Chorley, Blackburn, Preston, Bolton and major motorway links. With two double bedrooms, two bathrooms and a beautiful open plan kitchen, this property is the perfect home ready to move straight into!

The property comprises briefly; a welcoming and spacious reception room benefits from a stunning cast iron multi fuel burner and provides access through to a contemporary fitted kitchen diner. The kitchen diner boasts modern wall and base units, high quality integrated appliances and leads openly on to a second reception room, as well as housing a staircase to the first floor. The second reception room leads on to a WC/utility room and out to the rear through patio doors. The first floor comprises of doors on to two double bedrooms both housing en suites. Externally, there is an enclosed yard to the rear with patio and bedding areas. To the front there is a stone chip garden with bedding areas.

For further information, or to arrange a viewing, please contact our Guildhall team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @guildhall\_ea and Facebook @guildhallEA



## Ground Floor

### Reception Room One 14'4" x 13'1" (4.39m x 3.99m )

Composite double glazed front entrance door, UPVC double glazed window, central heating radiator, cast iron multi fuel burner with stone hearth, television point, wood effect flooring and oak single glazed door to kitchen / diner.

### Kitchen/Diner 11'10" x 11'10" (3.63m x 3.63m )

Central heating radiator, range of grey panelled wall and base units, wood effect surfaces, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated electric double Belling oven with four ring Belling induction hob, extractor hood, integrated fridge freezer, dishwasher, under unit lighting, spotlights, smoke detector, understairs storage, wood effect flooring, open to reception room two and stairs to first floor.

### Reception Room Two 11'3" x 8'9" (3.45m x 2.69m )

Central heating radiator, spotlights, television point, wood effect flooring, oak door to WC and UPVC double glazed patio doors to rear.

### WC 9'3" x 3'2" (2.82m x 0.99m )

UPVC double glazed window, central heating radiator, two piece suite, dual flush WC, wall mounted wash basin with mixer taps, plumbing for washing machine, Glow-worm boiler, extractor fan, smoke alarm and wood effect flooring.

## First Floor

### Landing 15'1" x 4'9" (4.60m x 1.45m )

UPVC double glazed window, central heating radiator, smoke detector, loft access and doors leading to two bedrooms.

### Bedroom One 14'4" x 13'1" (4.39m x 3.99m )

Two UPVC double glazed windows, central heating radiator, fitted wardrobe, television point and oak door to en suite.

### En Suite 8'0" x 4'1" (2.46m x 1.27m )

Central heating towel rail, three piece suite, vanity top wash basin with mixer taps, panel bath with direct feed rainfall shower, dual flush WC, tiled elevation, extractor fan and tiled flooring.

### Bedroom Two 9'6" x 9'1" (2.92m x 2.77m )

UPVC double glazed window, central heating radiator and oak door to en suite.

### En Suite 9'6" x 2'3" (2.92m x 0.71m )

Central heating radiator, three piece suite, electric feed shower enclosed, vanity top wash basin with mixer taps, dual flush WC, tiled elevation, extractor fan, LED mirror and tiled flooring.

## Exterior

### Rear

Paved patio and bedding plants.

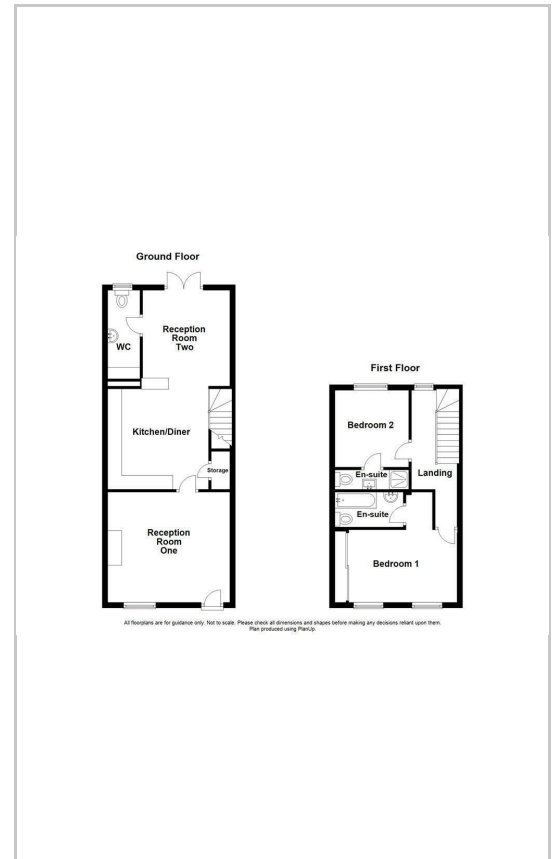
### Front

Stone chip area and mature shrubs.

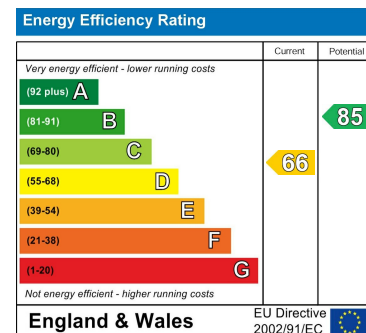
## Area Map



## Floor Plans



## Energy Efficiency Graph



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