

GUILDHALL

SALES & LETTINGS



1 Heapey House Heapey Road

Heapey, Chorley, PR6 9BW

£425,000



Guildhall Sales and Lettings are pleased to introduce this immaculately presented, four bedroomed property to the market. Situated within the highly sought after, semi - rural area of Heapey, within close proximity to local amenities, commuter links and schools. This exceptional stone built property is a credit to its current owners and boasts spacious accommodation and contemporary features throughout. Set over four floors, this property is well suited for growing families and internally comprises briefly:

Entrance through to the entrance hallway housing the staircase to the first floor and doors to the ground floor WC and the kitchen diner boasting a contemporary fitted kitchen and a staircase to the basement providing access to the lounge, utility room and shower room. The first floor houses the staircase to the second floor and doors to three spacious bedrooms and a three piece family bathroom suite. To the second floor is the master bedroom and access to the three piece en-suite shower room.

Externally the property boasts a driveway providing off road parking and a garage with plenty of storage space. To the rear of the property is an enclosed laid to lawn garden with a paved patio seating area - perfect for al fresco dining in the summer!

Viewings are essential, for further information, please call the team on 01772 769999.



Ground Floor

Entrance Hallway 4'11" x 21'3" (1.5 x 6.5)

Staircase to the first floor and doors to the ground floor WC and kitchen dining / living area.

Kitchen Dining / Living Area 24'3" x 17'8" (7.4 x 5.4)

Two UPVC double glazed windows, UPVC double glazed bi-folding doors to the rear, fireplace, log storage, seating area, central heating radiator, tiled flooring and is fitted with a range of wall and base units with an elevated integrated oven, space for a fridge freezer, island with sink and mixer tap, four ring hob and extractor hood and the staircase to the lower ground floor.

Lower Ground Floor

Lounge 12'9" 17'4" (3.9 5.3)

Spotlights to the ceiling, central heating radiator and doors to the shower room and utility room.

Shower Room 3'11" x 7'6" (1.19m x 2.29m)

Vanity hand wash basin with mixer tap, dual flush WC, shower enclosure with over head direct shower feed, fully tiled elevations, tiled flooring and spotlights to the ceiling.

Utility Room 9'10" x 3'11" (3.0 x 1.2)

Plumbing for a washing machine, space for a tumble dryer and a door to the rear.

First Floor

Landing 14'9" x 2'7" (4.5 x 0.8)

Staircase to the second floor and doors to three bedrooms and the family bathroom.

Bedroom Two 12'5" x 8'10" (3.8 x 2.7)

UPVC double glazed window and a central heating radiator.

Bedroom Three 11'5" x 8'10" (3.5 x 2.7)

UPVC double glazed window and a central heating radiator.

Bedroom Four 8'6" x 8'10" (2.6 x 2.7)

UPVC double glazed window and a central heating radiator.

Bathroom 7'6" x 6'2" (2.3 x 1.9)

Panelled bath with over head shower feed and mixer tap, pedestal wash basin with mixer tap, dual flush low WC and partially tiled elevations.

Second Floor

Bedroom One 19'0" x 21'3" (5.8 x 6.5)

Velux window, central heating radiator, stained glass feature window, storage cupboard and a door to the en- suite shower room.

En Suite 3'1" x 10'5" (0.95 x 3.2)

Shower enclosure with over head shower feed, pedestal wash basin with mixer tap, dual flush WC, central heated towel rail, partially tiled elevations and tiled flooring.

External

Externally the property boasts an enclosed laid to lawn garden with a paved patio seating area, access to the detached garage and a driveway providing off road parking.

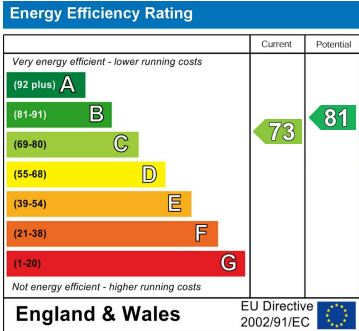
Area Map



Floor Plans



Energy Efficiency Graph



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