



April Cottage, Chorley Old Road, Horwich

£189,995 Freehold

Tradition Stone Cottage • Feature Exposed Brick Internal Walls • Newly Fit Kitchen • Utility Room • Grade 2 Listed
 • Tiered Garden • Stunning Views Front and Back • Open Plan Lounge Kitchen Diner • Original Features
 Maintained • Yorkshire Stone Flooring



Beautiful 2-bed terraced cottage in sought-after village. Stunning stone exterior with modern interior features. Tiered garden with panoramic views, flagged patio, and storage shed. Perfect blend of history and modernity, maintained to high standard. Ease of access with street parking for multiple cars.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G



Lounge

13' 9" x 11' 10" (4.19m x 3.61m)

A spacious family lounge with stunning Yorkshire stone flooring, upvc window to front, exposed brick walls with wall up lights, original wood beamed ceiling, multiple power points, open plan to kitchen diner and warmed via single radiator.

Kitchen/Dining Room

14' 1" x 9' 7" (4.29m x 2.92m)

A spacious kitchen diner with large work tops, a range of fitted base and wall units, integrated appliances, under counter lighting, exposed brick feature wall, original wood beamed ceiling, storage under stairs, Yorkshire stone flooring, upvc window to rear garden, warmed via single radiator and access to utility room.



Utility Room

4' 7" x 6' 8" (1.40m x 2.03m)

A useful utility room with work top space, sink under upvc window, plumbed for wash facilities, upvc door to rear garden and tiled flooring.

Bathroom

7' 0" x 5' 10" (2.13m x 1.78m)

A three piece bathroom suite with shower over bath tub, low level w.c, wash basin, tiled floor and walls, heated towel rail, frosted upvc window and ceiling spot lighting.





Bedroom One

12' 5" x 11' 8" (3.78m x 3.56m)

A large double room with upvc window enjoying stunning views, built in wardrobes, ceiling spot lighting, multiple power point, fully carpeted and warmed via single radiator.



Bedroom Two

9' 8" x 7' 4" (2.95m x 2.24m)

A single bedroom with upvc window to rear enjoying views of the garden, built in wardrobes, multiple power points, ceiling spot lighting and warmed via single radiator.





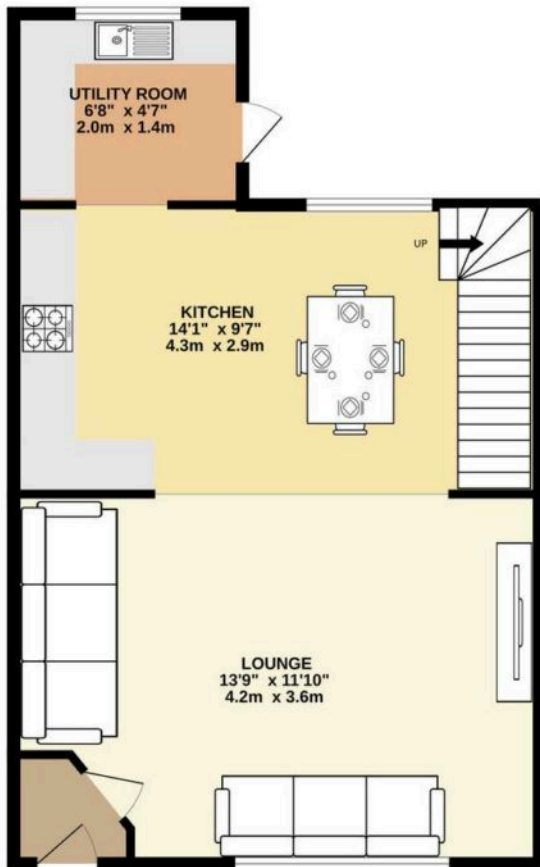


REAR GARDEN

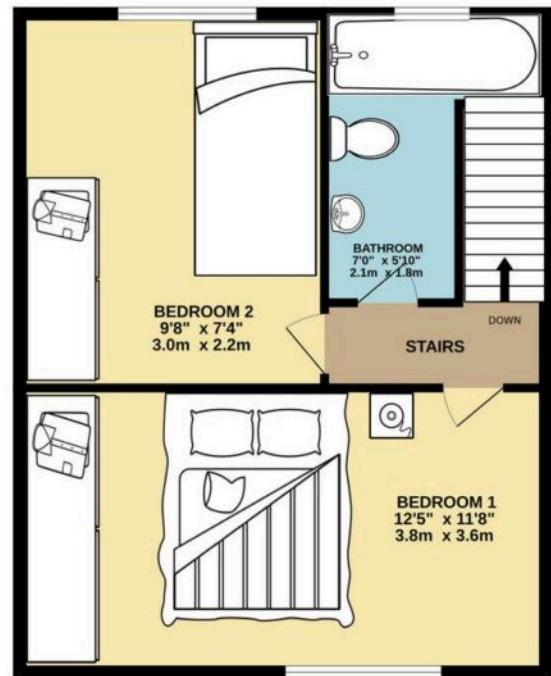
A large three tiered garden with flagged patio area ideal for al fresco dining, metal storage shed, well stocked flower beds, mature trees and shrubs, feature flagged patio enjoying stunning views and green fields.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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