

HUNTERS[®]

HERE TO GET *you* THERE



Fair View Cottages

Chorley, Lichfield, WS13 8DN

Asking Price £475,000



Council Tax: E



- FREEHOLD SEMI DETACHED COTTAGE
- THREE DOUBLE BEDROOMS
- KITCHEN/DINING AREA, BEDROOM 4/STUDY
- SEALED UNIT DOUBLE GLAZING
- DETACHED GARAGE

- COUNTRYSIDE LOCATION
- SPACIOUS LIVING ROOM WITH INGLENOOK FIREPLACE
- BATHROOM WITH SEPARATE SHOWER
- OIL FIRED RADIATOR CENTRAL HEATING
- MATURE GARDENS TO SIDE & REAR



Hunters Burntwood are pleased to offer "for sale" this semi detached cottage which has a superb countryside setting and is situated in the sought location of Chorley. The property has been extended to provide spacious accommodation, which has the benefit of sealed unit double glazing, oil fired central heating. The accommodation briefly comprises: entrance hall, good size living room with inglenook fireplace, kitchen, dining area, study/bedroom 4 (ground floor), landing, three double bedrooms and bathroom with separate shower cubicle. Outside there are mature gardens to side and rear, drive and detached garage,

ENTRANCE HALL

having a sealed unit double glazed front entrance door, wall light point and stairway to the first floor.

LIVING ROOM

20'3" x 19'10" (6.17m x 6.05m)
having a feature Inglenook Beamed Fireplace with open fire and sealed unit double glazed windows to either side, beamed ceiling, two double radiators, , five wall light points, TV aerial point, two sealed unit double glazed front windows and a wide sealed unit double glazed bow window to the side.

DINING AREA

13'4" x 7'8" (4.06m x 2.34m)
With fitted base & glass fronted display cabinets and radiator.

KITCHEN

12'0" x 7'11" (3.66m x 2.41m)
fitted with matching base, drawer and wall mounted units, round edge worksurface incorporating a 1 1/2 bowl sink top, electric range cooker with cooker hood above, space & plumbing for an automatic washing machine and dishwasher, sealed unit double glazed rear window, sealed unit double glazed side door and cupboard containing the oil fired central heating boiler.

BEDROOM 4/STUDY

11'11" x 6'8" (3.63m x 2.03m)
with a sealed unit double glazed front window, double panel radiator and 2 wall light points.

LANDING

with a sealed unit double glazed rear window, radiator and airing cupboard with hot water cylinder & shelving

BEDROOM 1

20'2" x 11'10" (6.15m x 3.61m)
having sealed unit double glazed window to front and side, radiator, 3 wall light points, telephone point and fitted double wardrobes with storage lockers above.

BEDROOM 2

16'8" x 7'6" (5.08m x 2.29m)
with sealed unit double glazed windows to side & rear and a radiator.

BEDROOM 3

10'6" (11'11" max) x 10'1" (13'1" max) (3.20m (3.63m max) x 3.07m (3.99m max))
with a sealed unit double glazed front window and radiator.

BATHROOM

fitted with a white suite incorporating a panel bath with tiled surround, pedestal hand basin with tiled splashback, low flush W.C., corner shower unit with mains shower and waterproof wall panelling and a sealed unit double glazed rear window.

DETACHED GARAGE

with an up & over entrance door, Light & power points and windows to side & rear.

OUTSIDE

To the front, the property is set back from the Lane behind mature hedging, a pathway provides access to the front entrance door and a driveway to the left side of the property provided parking and access to the garage. The path leads to the rear of the property where steps lead up to a side lawned garden with mature plants & shrubs and a paved patio area at the rear of the property. There are external lights, cold water tap and oil storage tank for the central heating.



Road Map



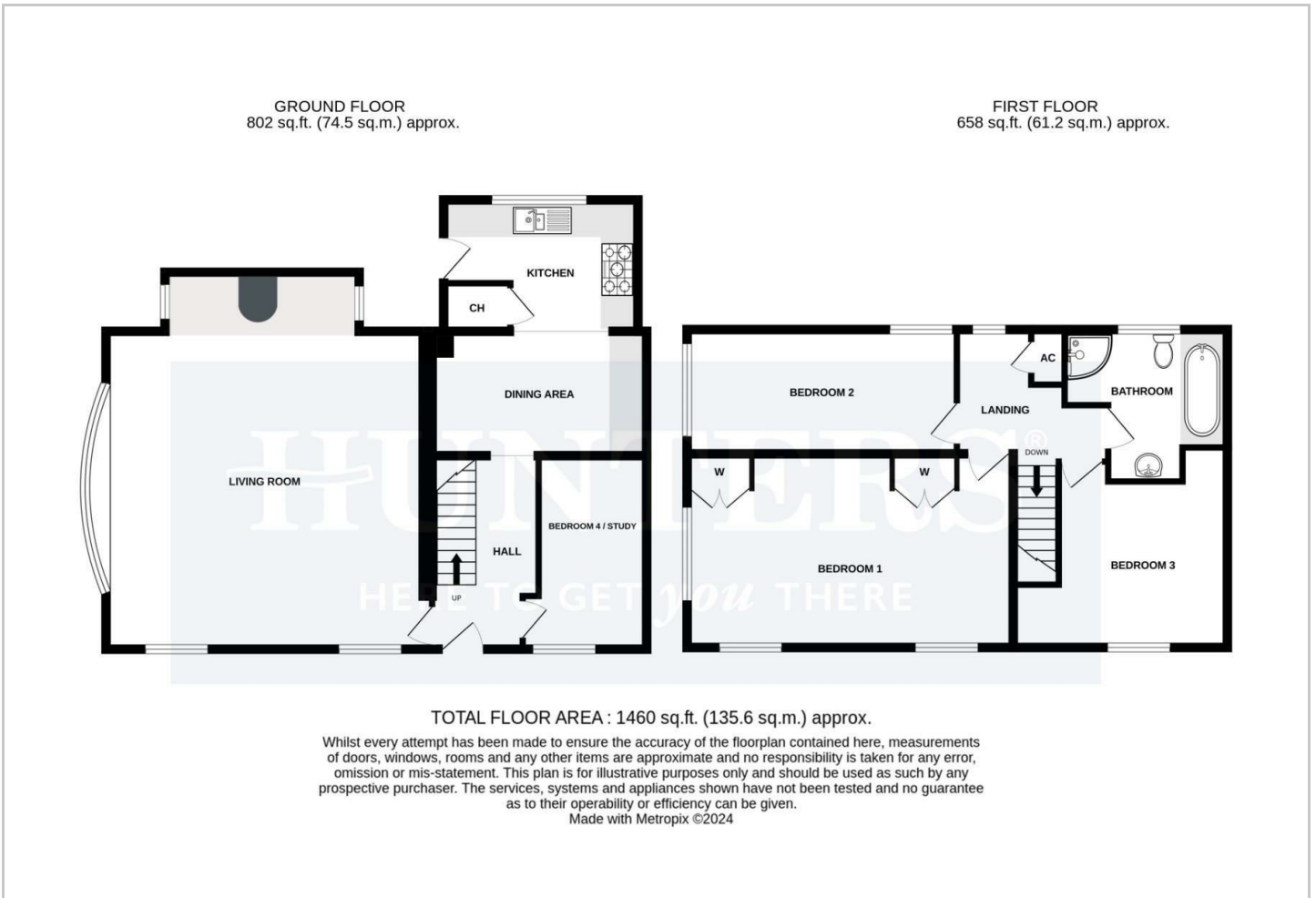
Hybrid Map



Terrain Map



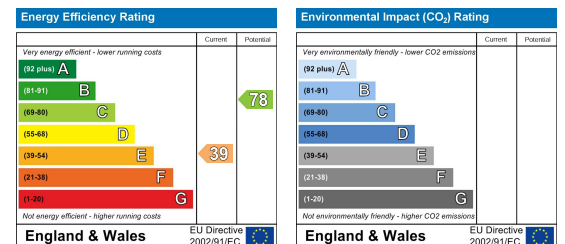
Floor Plan



Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.