

FOR SALE

1, South View, Bretherton, PR26 9AN

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



1, South View, Bretherton, PR26 9AN

A spacious 3 bedroom semi-detached period house in gorgeous semi-rural village.



- Victorian semi-detached house
- Sleek & stylish open plan kitchen
- Ample off road parking
- Ground floor WC & utility
- Extended and modernised interior
- Generous gardens (not overlooked)
- Three double bedrooms
- 1287 SQ.FT. / Freehold

This Victorian semi-detached house tucked away on a quiet residential street right in the heart of one of Lancashire's prettiest and most sought after villages, was extended and extensively renovated by the current owners in 2010/11 to create a delightful three bedroom family home. The property was stripped back, the original outbuilding were rebuilt to create a utility and ground floor WC and a double storey extension added to the side to increase the internal living space considerably. Modern interiors with feature high ceilings span around 1,287 sq ft. with a hallway leading to a formal lounge with feature focal fireplace and inset wood burner. The rear of the property has been opened up into the extension to create a light-filled kitchen diner designed for entertaining with an extensive range of sleek kitchen cupboards incorporating elegant worktops, breakfast bar and a full range of built in appliances including two cookers, 2 plate warmers, a microwave oven, dishwasher and coffee machine. The dining room is large enough to double up as a 2nd lounge with French doors that open right out into the rear garden. Upstairs there are three bedrooms all large enough to fit a double bed plus a spacious family bathroom which is fully tiled and fitted with four piece suite comprising a large bath and separate shower cubicle. Outside there are good sized gardens which are not overlooked together with a handsome cobbled driveway to front and side providing ample off road parking. Other highlights include gas central heating and double glazing. Houses like this are very rare in Bretherton so we urge buyers to act swiftly to avoid missing out. It is freehold and may benefit from no upward chain.





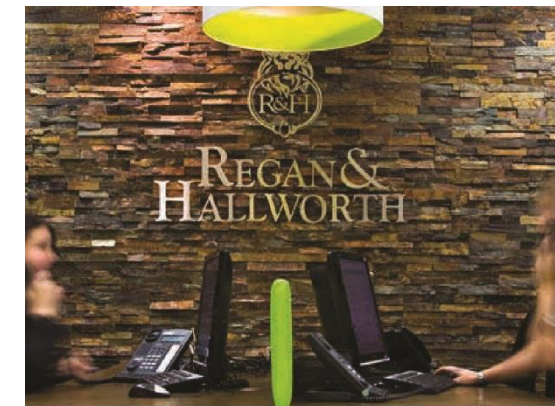


TOTAL FLOOR AREA : 1287 sq.ft. (119.5 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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