

FOR SALE

2, Moorhey Cottages, Bretherton, PR26 9AE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



2, Moorhey Cottages, Bretherton, PR26 9AE

Stunning newly renovated character cottage in lush rural location.



- Newly renovated Victorian cottage
- Delightful rural setting
- Walking distance to village & school
- Exceptional finish throughout
- Two bedrooms and converted attic
- Brand new garage & gated drive
- No chain / Vacant possession
- 1268 SQ.FT.

Nestled within a charming row of Victorian terrace cottages and surrounded by lush greenbelt, this desirable period home has recently undergone a complete renovation, retaining its original charm and character. The renovation process involved stripping all walls back to bare brick and removing all floors and ceilings before completely refurbishing and modernising the space. Everything in the house is new, including plumbing, heating, thermal efficiency (with modern insulation standards), electrics, and lighting. The result is a home that feels like a new build whilst featuring high ceilings, character and an imaginatively redesigned layout. The stylish open-plan design downstairs includes two reception rooms, both with exposed working fireplaces, and a brand-new shaker-style fitted kitchen at the rear. Upstairs, you'll find a spacious four-piece bathroom suite and two generously sized double bedrooms, including a master bedroom at the rear with a staircase leading to a converted loft room, perfect for a dressing room or home office. Externally, the house has been sandblasted and repointed to restore and enhance its character, with newly installed, highly efficient double-glazed windows and doors. The rear garden is divided into an enclosed yard with panelled walls, lighting, and a stone and composite decked patio for outdoor living. This leads to another plot with a farmhouse gate opening to a gravelled drive for off-road parking and a brand-new brick-built garage with an electronic up-and-over door. Behind the garage is a private gravelled area, providing additional outdoor space for the owners to enjoy. Situated down a quiet private country road just off the highly coveted South Road the property enjoys a delightful rural setting yet is only a short drive to the pretty village of Croston where there are outstanding schools and local amenities as well as a train station.

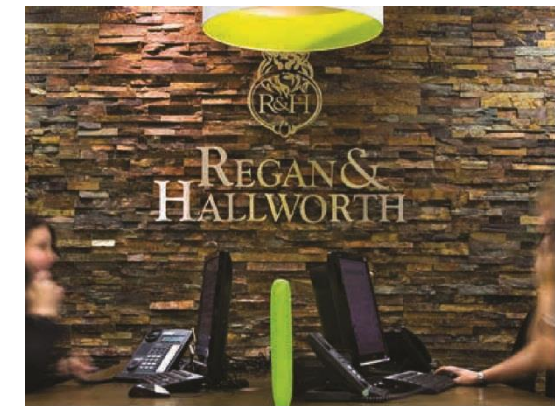




The Professional Estate Agents

TOTAL FLOOR AREA : 1268 sq.ft. (117.8 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.
Made with Metropix ©2024



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com



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.

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com