



Crosse Hall Farm, Crosse Hall Fold, Chorley, PR6 9AD
£400,000

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

Ground Floor

Living Room 22'4 x 11'7 (6.81m x 3.53m)

Living room with original exposed beams. Gas fire with part original fireplace and exposed stonework

Dining Room 16'2 x 11'10 (4.93m x 3.61m)

Flooring with original stone flags. Woodburning stove and exposed brick fireplace

Kitchen 11'3 x 9'4 (3.43m x 2.84m)

Superbly appointed kitchen with a range of bespoke wall and base units with granite work surfaces. Featuring a Belfast sink, an Aga, dishwasher and fridge freezer and combination oven. Stone flagged floor and recessed spotlighting

Cloaks/WC

Cloaks/WC with modern white fittings

Rear Porch/Utility area

Rear Porch/ Utility area with terracotta tiled flooring and plumbing for appliances

First floor

Bedroom 1 20'10 x 11'4 (6.35m x 3.45m)

Master Bedroom with original exposed beams, carpet and curtains

Bedroom 3 10'8 x 6'5 (3.25m x 1.96m)

Bedroom 3 / Study with original exposed beam, fitted wardrobe and spotlighting

Bathroom

Extremely well appointed 4 piece bathroom suite with free-standing cast iron roll top bath and heritage fittings. Separate shower enclosure

Second Floor

Bedroom 2 11'2 x 10'7 (3.40m x 3.23m)

Bedroom 2 with timber boarded floor

Bedroom 4 10'2 x 14 (3.10m x 4.27m)

Bedroom 4 with exposed beams and carpet

Bedroom 5 7'10 x 8'5 (2.39m x 2.57m)

Bedroom 5 with low exposed beams and carpet

Shower room

Shower room with separate shower enclosure

Store room

Store or dressing room

Outside

Good size gardens to front, side and rear with mature planted borders and seating areas. Double garage with power light and electrically operated doors