

**PETER E GILKES & COMPANY**

44 Market Street, Chorley, Lancashire, PR7 2SE

**Tel 01257 266999**

**Email** info@peteregilkes.co.uk



**FOR SALE**

**PICKERING COTTAGE  
OLD SCHOOL LANE  
CUERDEN  
LOSTOCK HALL  
PRESTON  
PR5 5XP**



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**Price: £295,000**

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- Early 18<sup>th</sup> Century Semi-Detached Cottage
- Semi-rural setting along quiet country lane
- Most convenient location
- Some upgrading required

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and no not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.



**CHARTERED SURVEYORS**

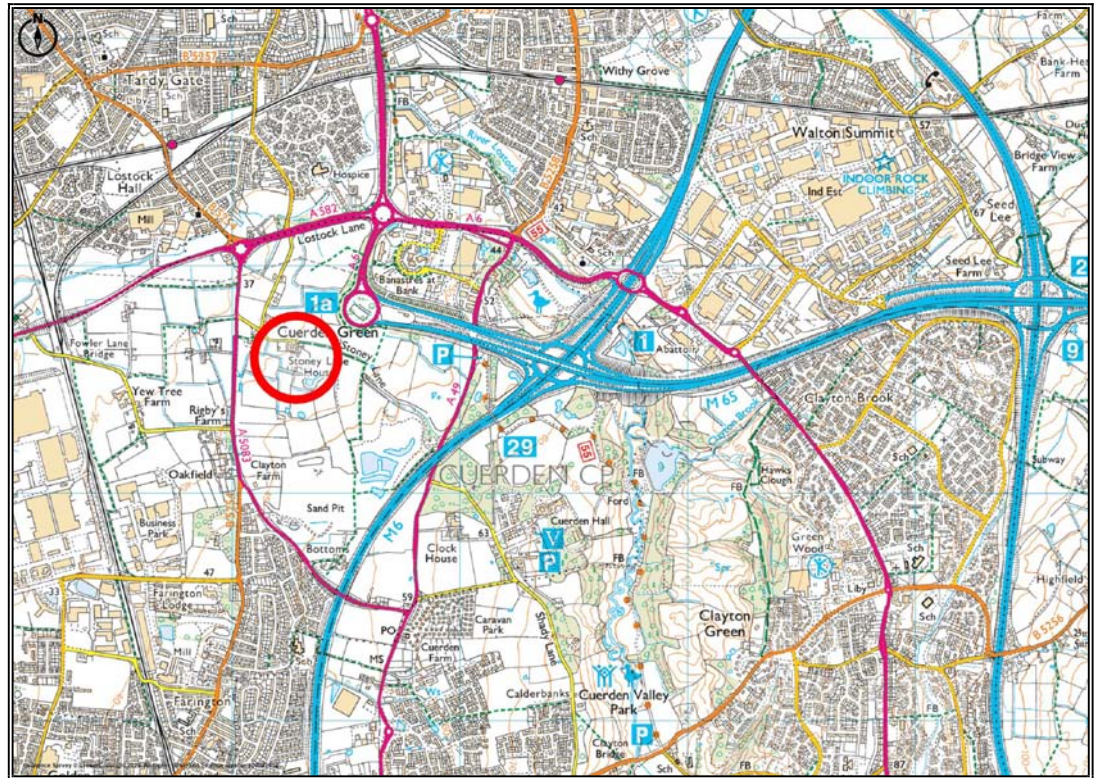
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

**Description:** Semi-detached cottage believed to date back to the early 18<sup>th</sup> Century and is one of a small group of scattered residences enjoying semi-rural setting on a quiet, leafy country lane.

The location is most convenient for Preston City Centre and surrounding towns of Leyland and Chorley and the intersection where the M6, M61 and M65 converge.

**Location:**



**Accommodation:** The accommodation is in need of some upgrading and comprises:  
*(all sizes are approx)*

**Ground Floor:**

**Entrance Porch**

**Hall**

Central heating radiator.

**Cloakroom**

W.C. vanity unit, central heating radiator.

**Lounge** 5.9m x 3.4m (19'6" x 11'1")

Stone feature fireplace, two central heating radiators.

**Dining Room** 4.1m x 3.7m (13'4" max x 12'3")

Store under stairs and shower cubicle, central heating radiator, patio window and serving hatch.

**Breakfast Kitchen** 4.2m x 2.4m (15'6" x 7'9")

Base cupboards with contoured worktops, inset sink unit, electric hob, oven, central heating radiator, oil fired boiler supplying central heating system and domestic hot water.

**Landing**

**Bedroom 1** 4.1m x 3.1m (13'6 x 10'1)  
Fitted cupboard wardrobe and cylinder cupboard having electric immersion heater installed, central heating radiator.

**Bedroom 2** 3.7m x 2.6m (12'3" x 8'8")  
Central heating radiator.

**Bedroom 3** 2.7m x 2.0m (9' x 6'6")  
Fitted wardrobe, dressing table unit and top boxes, central heating radiator.

**Bathroom**  
Modern suite consisting of large walk-in shower cubicle, pedestal wash-basin, low flush W.C., full tiled walls, heated towel rail.

**Outside:** Front garden with ornamental pool and antique street light.  
Side driveway leading to rear garden laid to lawn and screened by surrounding hedging and trees.

**Tenure:** The site is Freehold and free from chief rent.

**Energy Rating:** This property has an energy rating of E.

**Assessment:** According to the Valuation Agency's website the house has been placed in Council Tax Band B.

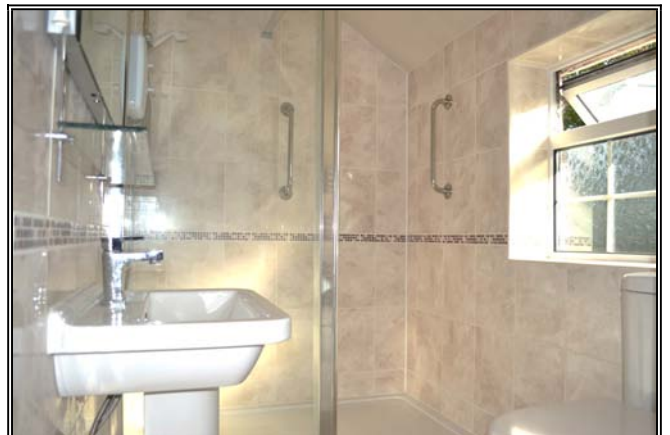
**Services:** Mains electricity and water supplies are laid on. Drainage will be to a new waste water treatment plant where treated effluent can connect into the drain which discharges into a nearby water course.

**To View:** Strictly by appointment.

**Note:** All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system and any other appliances and fittings where applicable.



Internal



## Outside





