

PETER E GILKES & COMPANY

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FOR SALE

**41 KEM MILL LANE
WHITTLE-LE-WOODS
CHORLEY
PR6 7EA**



Price: £295,000

- Double-fronted, semi-detached cottage
- Tranquil setting on a quiet lane
- Five bedrooms & 3 reception areas
- Large conservatory
- Double-glazed & gas central heating
- Requires renovation & refurbishment

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes & Company 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: Located on a quiet lane in Whittle-le-Woods with open fields to the rear, sits this large, semi-detached, double fronted cottage. The tranquil setting is conveniently located for many of the local amenities e.g. St John's Primary School, Whittle Surgery, Cuerden Valley Park and only a short drive for access onto the M6, M61 and M65 motorways.

The cottage needs renovation and refurbishment but provides an exciting opportunity to create a family home in a desirable location. Seldom do properties like this come onto the market and therefore a viewing is essential to fully appreciate the charm and potential this home has to offer.

Accommodation: Ground Floor

(all sizes are approx)

Entrance Hall

PVCu front door.

Sitting Room 4.6m x 3.9m (15' x 12'11)

Central heating radiator. PVCu double-glazed window.

Lounge 4.6m x 3.8m (15'2 x 12'5)

Central heating radiator. PVCu double-glazed windows.

Snug 3.6m x 2.5m (11'10 x 8'4)

French doors through to conservatory.

Dining Area 2.8m x 2.4m (9'3 x 8')

Central heating radiator. Fitted cupboards.

Conservatory 4.7m x 3.5m (15'7 x 11'7)

Laminate flooring. Central heating radiator.

Kitchen 2.8m x 2.5m (9'3 x 8'2)

Range of 'maple' wall cupboards, base cupboards and drawers. Laminate worktops with inset stainless steel sink unit. Baxi combination gas boiler. Central heating radiator. PVCu double-glazed window.

Rear Porch 2m x 1.6m (6'5 x 5'2)

Tiled floor. PVCu double-glazed window. PVCu door.

Ground Floor Annex

Hall

Central heating radiator. PVCu door.

Bedroom 1 5.1m x 3.4m max (16'8 x 13'3 max)

laminate flooring. Fitted wardrobes and drawers. Central heating radiator. PVCu double-glazed window.

Bedroom 2 3.6m x 2.8m (11'9 x 9'1)

Laminate flooring. Fitted wardrobes and drawers. Central heating radiator. Double-glazed window.

Mobility Shower Room

Three-piece suite comprising shower, vanity basin and close coupled WC. Heated towel rail.

First Floor

Landing

PVCu double-glazed window.

Bedroom 3 5.4m max x 2.7m max (17'10 max x 8'11 max)

Laminate flooring. Fitted wardrobes and drawers. Central heating radiator. PVCu double-glazed window.

Bedroom 4 4.7m max x 3.7m max (15'5 max x 12'3 max)

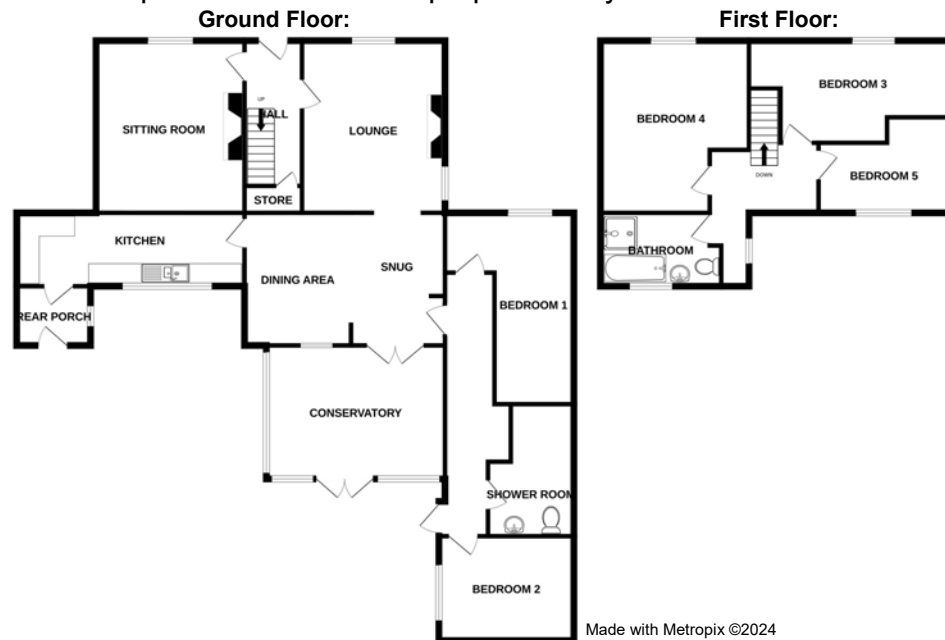
Laminate flooring. Fitted wardrobes and drawers. Central heating radiator. PVCu double-glazed window.

Accommodation: **Bedroom 5** 3.5m x 2.5m max (11'5 x 8'2 max)
 (continued) Fitted wardrobes. Central heating radiator. PVCu double-glazed window.

Bathroom

White four-piece suite consisting of shower cubicle, bath, pedestal wash basin and close coupled WC. Central heating radiator. PVCu double-glazed window.

Floor Plan: The floor plan is for illustration purposes only and not to scale.



Outside: To the front of the cottage is a short driveway and a narrow, paved garden. At the rear the property is a large, concrete flagged, west facing garden with steps leading to an additional, sloping lawn.

Energy Rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: We understand the site is Freehold but this should be confirmed by your Legal Adviser(s) as part of the standard enquiries prior to Exchange of Contracts.

Assessment: According to the Valuation Office Agency's website, house has been placed in Band D and currently equates to a Council Tax of approximately £2240.

Services: Mains gas, electricity and water supplies are laid on and the drains connect into the mains sewer.

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.

To View: Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.



Lounge



Sitting Room



Snug



Dining Area



Conservatory



Kitchen



Ground Floor Annex – Bedroom 1



Ground Floor Annex – Bedroom 2



Ground Floor Annex – Shower Room



First Floor – Bedroom 3



First Floor – Bedroom 4



First Floor – Bedroom 5



First Floor – Bathroom



Rear Garden – View 1



Rear Garden – View 2