



## **Maria B Evans Estate Agents Limited**

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**2 Anglefield Cottages, Barmskin Lane, Heskin, PR7 5PT**

**Offers in the region of £400,000**



- Charming, traditional style semi-detached cottage
- Amazing far-reaching rural aspects to front and rear
- Surprisingly spacious accommodation throughout
- Open-plan lounge and dining room with log burner
- Well-appointed Shaker style breakfast kitchen
- Broad opening into the snug with French windows
- Two well-presented first floor double bedrooms
- Family bathroom and en suite to master bedroom
- Stairs to good sized second floor office/hobby room
- Timber double glazed and LPG fired central heating
- Block-paved driveway parking for two/three cars
- West facing, split-level rear garden with patio

A painted timber front door with leaded glass inset opens to the quarry tiled porch with front window and a wall mounted electric heater. A further part-glazed door gives way to the generously spacious, open-plan lounge and dining room which has a window to the front, two side windows and is also lit by two pendant lights for evening ambience. Oak flooring runs throughout the whole area which is warmed by two radiators and has an open fire facility within a tall, oak fire surround with tiled hearth and cast iron inset. There is a television point to the side, a fitted cupboard housing the energy meters and two fitted display and book shelves. Beyond the lounge area of the room there is more than ample space for a formal dining suite and a door to the kitchen gives easy service access. A further door from the lounge opens to the staircase rising to the first-floor landing and has an under-stairs storage cupboard.



With recessed downlights, the kitchen is fitted with an excellent range of ivory coloured Shaker-style wall and base units with splash tiling between the levels and incorporating deep pan drawers. Oak worktops surround and have an inset white porcelain one-and-a-half bowl sink unit with swan-neck mixer tap positioned beneath the side window and having a Velux window above. Also inset is a five-burner ceramic gas hob with stainless-steel chimney-style extractor fan over and a double oven and grill beneath. There is an integrated Bosch automatic dishwasher, space for a larder-style fridge freezer, a door to the utility room and ample space for a breakfast table and chairs.





The wood-effect laminate flooring from the kitchen continues through a broad archway into the snug which is lit by a pendant light and has a side window and French windows with glazed side panels to the rear garden. The focal point of this comfortably spacious room is a corner-set Villager wood-burning stove resting on a stone hearth and having a television point to the side.



With tiled flooring, the utility room is lit by a pendant light and has a door to the front driveway plus a window and door to the rear garden. The kitchen-complimentary wall and base units have wood effect worktops inset with a stainless-steel circular sink unit and under-counter plumbing for an automatic washing machine. A bi-fold door opens to the cloakroom fitted with an extractor fan and a two-piece white suite comprising a low flush WC and a wall-mounted corner wash hand basin

The split-level landing has a pendant light, a radiator and white panelled doors open to each of the rooms off. At the first level, the good size bathroom has a window to the rear, a ceiling light, a ceramic tiled floor plus matching mosaic splash tiling. The four-piece white suite comprises a glazed cubicle with shower-wall panelling, a traditional style pedestal wash hand basin, a low flush WC, and claw-foot roll-top bathtub with mixer tap and hand shower over. In addition, two chrome ladder style heated rails are on hand to warm the towels.



The main landing has a spindle balustrade, sliding double doors to a linen cupboard and stairs to the loft room.

The master bedroom has a window to the front with amazing, far-reaching rural aspects towards Rivington, a pendant light for evening time and is warmed by two radiators. This charming room has space for wardrobes, drawer-banks and night-stands. This room also has the benefit of a fully tiled en suite. Warmed by a radiator and having recessed downlights, the three-piece white suite comprises a corner shower cubicle with Mira power unit, a pedestal wash hand basin and a low flush WC.



The second double bedroom has a window to the rear with rural aspects over neighbouring farmland, a pendant light and a radiator. Once again, there's ample space for wardrobes and drawer-banks.



A staircase rises to the second-floor loft room which is currently used as an office and has two Velux windows to the rear, a pendant light, a radiator and an eaves storage cupboard.



This charming property is set behind a low brick wall with stone coping and has a pebble frontage for container planting whilst the side block-paved driveway provides parking for two/three cars.



The rear, west facing garden is enclosed by privet hedging, has a raised stone flagged terrace across the rear elevation which is edged by a low retaining wall and offers space for al fresco dining. Steps descend to the lawn garden which is edged by mature shrub and flower borders, has a large, corner shed and an attached log store.

**Viewing is strictly by appointment through Maria B Evans Estate Agents**

**We are reliably informed that the Tenure of the property is Freehold**

**The Local Authority is Chorley Borough Council**

**The EPC rating is **to be confirmed****

**The Council Tax Band is C**

**The property is served by mains drainage**

**Please note:**

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095  
W: [www.mariabevans.co.uk](http://www.mariabevans.co.uk) E: [sales@mariabevans.co.uk](mailto:sales@mariabevans.co.uk) [rentals@mariabevans.co.uk](mailto:rentals@mariabevans.co.uk)  
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA