



Maria B Evans Estate Agents Limited

178 Wood Lane, Heskin, PR7 5NS

Offers in the region of £420,000



- **Attractive 1920's semi-detached property offering excellent accommodation**
- **Period features sustained throughout with a modern flair to the interior, creating a timelessly elegant space**
- **Potential to extend to the side**
- **Potential to extend the driveway to allow parking for more cars**
- **Stunning open aspect views from the large rear garden**
- **Two doubles and a single bedroom**
- **Great village location with access to excellent local schools and facilities**

This charming semi-detached property is approached by a stone flagged drive which provides ample parking for two cars with the potential to be extended. The property is situated with space to the side- opportunity to extend. A neat hedge lines the front, enclosing the lawn behind, bordered with mature trees and shrubs.



Entrance into the property is granted through the overhang, tiered porch with decoratively tiled flooring, a wall light to the side of the hardwood door with stained glass insert above and additional side window with stained glass. The hallway has been carefully modernised with a beautifully tiled flooring, traditional radiator and a dado rail running along the walls in a light grey. A pendant light illuminates from above whilst the hallway offers access to a neat understairs panelled cupboard for storage.



The spacious dining room unfolds from the left of the hallway with a beautiful bay window holding stained glass lights above showcasing views to the front of the property. The character of the room is emphasised through the open cast-iron fire and exposed original polished floor boarding. Above exists the original perimeter covings and a picture rail runs along the walls. The room is finished with a pendant light, wired for wall lights and a radiator.



The reception room also carries stunning traditional features, holding a square bay window with stained lights to the rear and a cast-iron multifuel burning stove. This has a stone hearth and is inset within a featured brick chimney. The room is completed with beautiful parquet flooring and is lit by both wall and pendant lights.



The modern, seamless kitchen consists of a bank of base units topped with Corian worktops to include an inset sink unit with swan neck flexi tap and etched drainer to side. Additionally, within the units lies a wine chiller, induction hob with tiled splashback and an extractor fan above. There is an integrated AEG dishwasher, washing machine, refrigerator and freezer and housing for the gas central heating boiler. The walls units offer storage space and a Neff eye-level double ovens, one with warming drawer. The kitchen is lit by two windows to side and a pendant light whilst holding tiled flooring, a column radiator and a television point. Access to the rear garden is provided through a door with an opaque glazed insert.



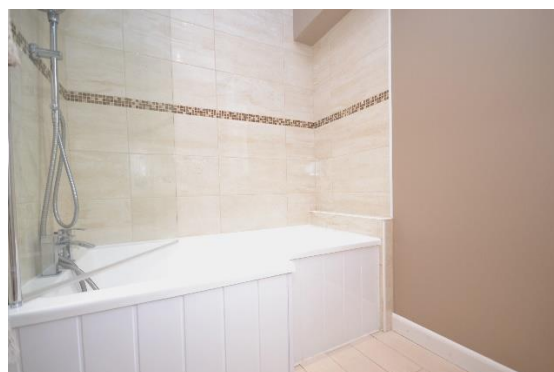
Ascending the staircase, a dado rail lines the wall continuing into the landing area offering access to all three bedrooms. This is lit by a pendant light and holds a stained-glass window and radiator.



Bedroom one is a double bedroom with a window to rear and traditional radiator beneath. There is a traditional feature fireplace with a decoratively tiled hearth. A central pendant light illuminates the room and to the corner alcove lies wires for a wall mounted television point.



Bedroom two is a second double room with a bay window to the front and traditional-style radiator beneath. Both a picture rail and cornice emit the character of the room which is lit by a pendant light.



Bedroom three, currently being used as a study, is a single bedroom with a window to rear and traditional radiator below. A central pendant light illuminates the room from above.

The well-appointed bathroom contains a bath with a glazed protective screen, shower over and a tiled porcelain backdrop with mosaic design. The suite also includes a vanity set wash

hand basin with monobloc tap and a chrome heated towel rail. The bathroom is completed with a stained, leaded window to side and tiled flooring. There is a separate w.c. to complete the upstairs accommodation with a low flush w.c., tiled flooring, pendant light and a stained leaded window to front.



A highlight of the property is the stunning rear garden, offering open aspect views of the adjacent fields. A stone flagged patio extends out from the property, moving into a decking seated area. Steps from the patio lead to the large lawn area with bordering hedges. The outside amenities of the property continue with the equipment of outside lighting, electrical sockets, an outside tap and an out w.c. The w.c. comprises of a high flush w.c. and a wash hand basin with a hot and cold mixer tap. It is fitted with decoratively tiled flooring, white subway tiling to dado across the walls, a column radiator and a wall light.



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 C

The Council Tax Band is D

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.

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