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Temperance Farm, Pennine Road, Halton Lea Gate



A generously proportioned five bedroom Grade II listed property in Halton Lea Gate, available for sale with no forward chain. The accommodation includes: entrance hall, three reception rooms, breakfast kitchen, utility, cellar with basement rooms, five bedrooms, two en-suites and a family bathroom. Externally are established lawned gardens with a summerhouse and patio seating area. The location captures pleasant open views and is accessible to neighbouring amenities. Viewings are highly recommended.

£225,000

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Property Ref: 5059





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Entrance Porch

Wood floor, Double doors to:

Reception Hall

Feature archway, Wood floor, Central heating radiator, Stairs to basement and stairs to first floor.

Sitting Room 14'1" by 15'2" (4m 29cm x 4m 62cm)

Wood burning multi fuel stove in Inglenook surround, Wood floor, Central heating radiator, Double glazed sash window.

Dining Room 14'0" by 14'1" (4m 27cm x 4m 29cm)

Feature fireplace with wood burning stove, Central heating radiator, Double glazed sash window, Archway to:

Breakfasting Kitchen 14'1" by 12'10" (4m 29cm x 3m 91cm)

Range of wall and floor units with roll top work surfaces, Sink and drainer unit with mixer tap over, Range style cooker in Inglenook fireplace, Space for dishwasher, Space for fridge and freezer, Breakfast bar, Central heating radiator, Double glazed window and double glazed sash windows.

Family Room 13'1" by 12'10" (3m 99cm x 3m 91cm)

Cast iron fire in Inglenook fireplace, Cupboard under stairs, Central heating radiator, Double glazed sash window.

Basement

Steps down from ground floor to:

Gym/Wine Cellar 13'7" by 12'10" (4m 14cm x 3m 91cm)

Under stairs storage, Central heating radiator, Double glazed window.

Room Two

Range of floor units with roll top work surfaces over, Arched fireplace housing a sink unit, Beams to ceiling, Double glazed window, Door to external.

Half Landing

With double glazed sash window.

Main Landing

Central heating radiator.

Bedroom One 15'5" by 14'10" (4m 70cm x 4m 52cm)

Feature fireplace, Central heating radiator, Double glazed sash window, Door to:

En-Suite Shower Room

Shower cubicle, WC, Wash hand basin, Wood floor, Central heating radiator, Double glazed sash window.

Bedroom Two 14'0" by 14'1" (4m 27cm x 4m 29cm)

Wood floor, Central heating radiator, Double glazed sash window.

Bedroom Three 13'4" by 13'1" (4m 6cm x 3m 99cm)

Central heating radiator, Double glazed sash window, Laminate floor.

Bathroom

Bath with shower mixer tap over, WC, Wash hand basin, Airing cupboard, Wood floor, Central heating radiator, Double glazed sash window,





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Utility

Built-in cupboard, Plumbed for washing machine, Central heating radiator.

Bedroom Four 14'0" by 17'6" (4m 27cm x 5m 33cm) (into eaves)

Beams to ceiling, Loft access, Central heating radiator, Double glazed window, Door to:

En-Suite Bathroom

Corner bath with shower over, WC, Wash hand basin, Beams to ceiling.

Bedroom Five

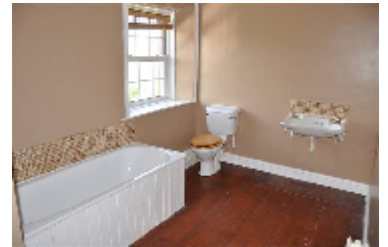
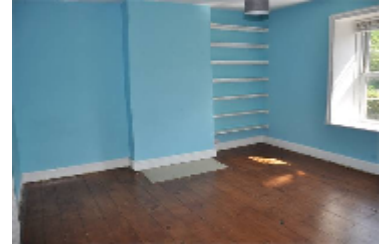
Beams to ceiling, Loft access, Central heating radiator, Double glazed window.

Externally

Lawned garden with flagged sun terrace, raised planted beds, stone log store and coal bunker.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.





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