



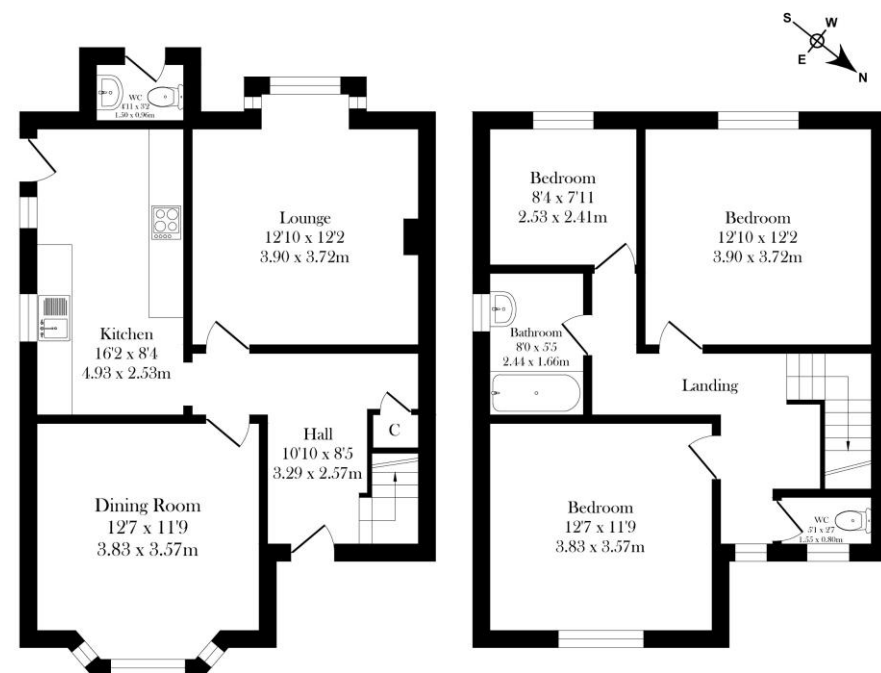
TRACY PHILLIPS

Estates



TRACY PHILLIPS

Estates



TRACY PHILLIPS
Estates



01257 422228

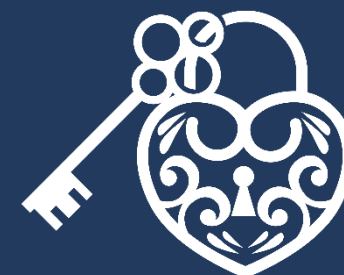
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers Over £430,000

Wood Lane, Chorley PR7 5NS

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



This charming family home with stunning Period features offers a blend of elegance and modern convenience. From the moment you arrive, you are greeted by the lush front garden with mature trees and shrubs, creating a picturesque setting and an expansive driveway, providing ample parking. Welcomed by a tiled floor storm porch leading to a beautiful period front door with stained glass windows, setting the tone for the timeless elegance. The traditional hallway is panelled and features under stairs storage cupboard, offering both practicality and style. The large, spacious, and bright dining room to the front of the house features an open fireplace, tall ceilings, a ceiling rose, cast iron radiator, and a beautiful bay window, creating a perfect setting for elegant gatherings and entertaining. The lounge to the rear is equally stunning, with parquet flooring, a log burning fireplace, and an inviting ambiance with stunning views through the bay window over the garden. The well-appointed kitchen boasts Corian worktops and high-end Neff appliances, including two ovens, a warming drawer, integrated fridge freezer, washing machine, and dishwasher. A door leads to the expansive rear garden. Upstairs, a gorgeous landing leads to a separate WC to the front with tiled flooring and beautiful stained-glass window. The spacious double bedroom to the front features a bay window and a feature fireplace, exuding charm and character. The master bedroom to the rear offers beautiful views over the garden and boasts another feature fireplace. The third bedroom, currently used as a study, offers versatility and charm with ample room for a double bed. A well-appointed bathroom completes the upstairs accommodation, featuring a shower over the bath, vanity sink unit, and WC. The rear garden is a true highlight of the property, featuring a patio, raised decking, and a sprawling lawn area, with lovely, far-reaching views across the fields. New Residence 9 framed windows adorned with beautiful Monkey Tail latches add to the home's character and charm. With its stunning period features, spacious living areas, and expansive outdoor spaces, this charming family home offers a rare opportunity to enjoy a lifestyle of comfort, elegance, and tranquillity. Nestled in the small, pretty village of Heskin with excellent local schools and local facilities including pubs and shops this spacious detached home is a credit to the owners. Viewings are highly recommended and now invited.





