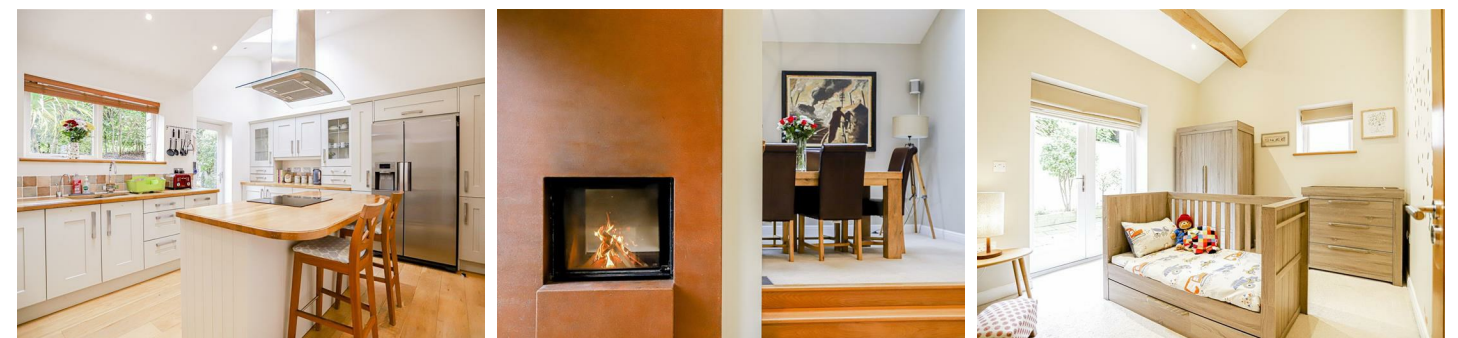




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



## Pippin Fold, Chorley, PR6 8EE

### £2,250

AN ENVIABLE THREE BEDROOMED DETACHED COTTAGE

Situated within the picturesque location of Brindle, this immaculate and stylish three bedroomed cottage is being proudly welcomed to the rental market. With stunning spacious rooms, beautiful original features and having been presented and updated to a beautiful standard throughout, this property is a one-of-a-kind home that would perfectly suite a family or couple!

Situated conveniently close to bus routes, good schools and amenities, as well as, network links to Chorley, Preston and major motorway links. With enviable gardens, spacious rooms, double garage and ample off road parking with beautiful panoramic views, this quaint and stylish family home is not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, three double bedrooms and a modern three piece bathroom suite. The reception room benefits from outstanding dual aspect multi fuel burner and leads on to a dining room. The main bedroom benefits from an en suite shower room. Externally there is a generously sized laid to lawn garden with patio and bedding areas. There is also access surrounding the property and access on to the detached double garage with ample off road parking.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.



# Pippin Fold, Chorley, PR6 8EE

## £2,250



- Exceptional Cottage Property
- Immaculately Presented
- Sought After Location
- Perfect Family Home
- Three Double Bedrooms
- Spacious Rooms
- Ample Off Road Parking
- Neutral Decor
- Envious Garden
- Double Garage

### Ground Floor

#### Entrance

Hardwood door to the hallway.

#### Hallway

21'11 x 7'11 (6.68m x 2.41m)

Velux window, underfloor heating, spotlights, smoke alarm, feature wall lights, hardwood flooring, doors to reception room one, kitchen, three bedrooms and family bathroom.

#### Reception Room One

15'05 x 12'03 (4.70m x 3.73m)

Two hardwood double glazed windows, underfloor heating, spotlights, exposed beams, television point, dual aspect log burner, hardwood flooring, open to dining area and hardwood double glazed patio doors to the rear.

#### Dining Area

13'05 x 10'10 (4.09m x 3.30m)

Two hardwood double glazed windows, two velux windows, underfloor heating, dual aspect log burner, spotlights, door to the kitchen.

#### Kitchen

13'05 x 12'07 (4.09m x 3.84m)

Hardwood double glazed window, two velux windows, underfloor heating, range of light grey wall and base units, wood surface, tiled splashbacks, stainless steel one and a half sink with mixer tap, integrated electric oven with a four ring induction hob and extractor hood, space for American style fridge freezer, integrated microwave, dishwasher, washing machine and tumble dryer, integrated counter island, spotlights, hardwood flooring, hardwood double glazed door to the rear.

#### Bedroom One

13'06 x 12'06 (4.11m x 3.81m )

Hardwood double glazed full length window, underfloor heating, two feature wall lights, fitted wardrobes, exposed beams, spotlights, television point, door to the en suite, hardwood double glazed patio doors to the rear.

#### En Suite

9'01 x 5'11 (2.77m x 1.80m)

Hardwood double glazed frosted window, heated towel rail, underfloor heating, three piece suite comprising of; double direct feed rainfall shower enclosure, dual flushed WC, vanity top wash basin with mixer tap, integrated linen cupboard, full tiled elevations, spotlights, extractor fan, tiled flooring.

#### Bedroom Two

13'06 x 9'09 (4.11m x 2.97m)

Hardwood double glazed window, spotlights, underfloor heating, exposed beams, integrated eave storage, hardwood double glazed patio doors to the rear.

#### Bedroom Three

11' x 9'11 (3.35m x 3.02m)

Hardwood double glazed window, underfloor heating, integrated wardrobes, integrated eaves storage.

### Bathroom

10'01 x 7'09 (3.07m x 2.36m)

Hardwood double glazed frosted window, chrome heated towel rail, underfloor heating, three piece suite comprising of; tiled panelled bath with direct feed rainfall shower, vanity top wash basin with mixer tap, dual flushed WC, part tiled elevations, spotlights, extractor fan, tiled flooring.

### External

#### Front

Off road parking for four cars with access to a double garage and garden.

#### Rear

Laid to lawn garden which wraps around the property with Indian stone patio, bedding and stone/wood chip areas which is not overlooked from the rear and the garden area looks out to views over the fields and countryside

