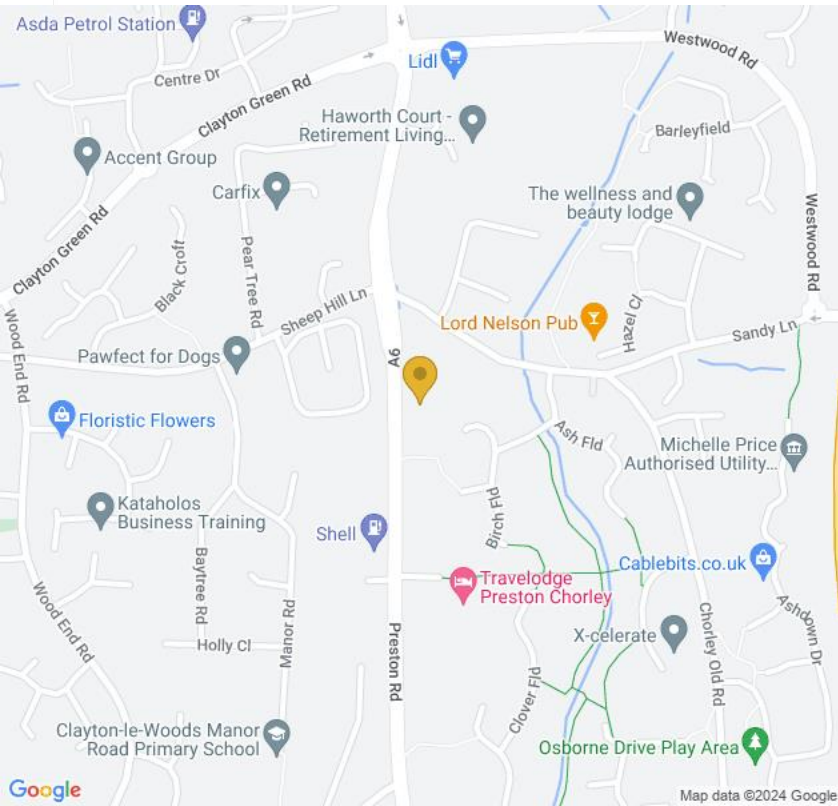




£280,000

Radburn Brow, Clayton Le Woods, Chorley PR6

Farrell Heyworth
Sales & Lettings



Farrell Heyworth
Sales & Lettings

Chorley
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Chorley PR7 1BH

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- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Three Story Character Laden Cottage with Three Bedrooms**
- **Great Size Gardens Leading Down to the Brook, Drive & Garage**
- **Open Plan Reception, Utility, Fitted Kitchen and Bathroom**
- **Great Local Amenities, Schools, Countryside and Transport Links**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that 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.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

EPC D

www.farrellheyworth.co.uk



An impressive and spacious three bedroom stone built cottage which is situated conveniently for a wide range of local amenities including for the commuter ease of access to the M6 M61 and M65 motorway networks. The property stands with great size garden space to the side and has accommodation spreading over three generously sized floors.

The living accommodation briefly comprises open plan reception/dining room and fitted dining kitchen to the ground floor with stairs leading to both the lower ground and first floor. The ground floor consists of a decent size utility with separate WC and what is currently being used as a third bedroom but could provide other uses if desired. To the first floor is a landing area with access to the two principal bedrooms and four piece bathroom.

Externally there is a very generous driveway and parking access via an over sized gate and a delightful garden area leading down to the brook with a raised decking platform which is perfect for outdoor entertaining. In addition there is a yard area to the rear.

This traditional and character laden home is truly unique and is well placed for local amenities, schools, bus routes and delightful countryside on the doorstep and must be viewed to full appreciate the accommodation and location on offer.

Important Notice
Please note we are required under The Estate Agents Act 1979 and the Provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a 'Connected Person' as defined by that act.

Tenure: Freehold
Council Tax: Band C





