



School Lane, Chorley, PR6 8QR

£800 PCM

Keenans Lettings are thrilled to present to the market this gorgeous two bedroom cottage. This property is available immediately and briefly comprises of; Lounge with Multi Fuel Stove, Spacious Kitchen with access to rear yard. To the first floor, two generous bedrooms and a newly fitted three piece bathroom suite. Externally benefitting from a fully enclosed, low maintenance rear yard with access to outbuilding. Located within close proximity to motorway links and a stones throw from the countryside, this one is not to be missed. Call the team on 01282 507250 to arrange your viewing as much interest is expected.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(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.

School Lane, Chorley, PR6 8QR

£800 PCM

 **2**  **1**  **1**  **C**

- Stone Fronted Cottage
- Two Bedrooms
- Large Lounge
- Spacious Kithcen
- Immaculately Presented
- Available Immediately
- Close to Local Amenities

INTRODUCTION

Keenans Lettings are thrilled to present to the market this gorgeous two bedroom cottage. This property is available immediately and briefly comprises of; Lounge with Multi Fuel Stove, Spacious Kitchen with access to rear yard. To the first floor, two generous bedrooms and a newly fitted three piece bathroom suite. Externally benefitting from a fully enclosed, low maintenance rear yard with access to outbuilding. Located within close proximity to motorway links and a stones throw from the countryside, this one is not to be missed. Call the team on 01282 507250 to arrange your viewing as much interest is expected.

To book a viewing, contact our lettings office today!

GROUND FLOOR

Hardwood front entrance door leading into Lounge.

LOUNGE

14'9" x 11'3" (4.5 x 3.43)

Centre piece multi fuel stove with tiled hearth, tiled flooring, central heating radiator, hardwood double glazed window and stairs to first floor landing.

KITCHEN

14'11" x 8'10" (4.55 x 2.69)

Range of wall and base units, solid wood work surfaces and tiled splash backs, Belfast pot sink, four ring gas hob, electric oven and grill with extractor canopy over, plumbing for washing machine, space for fridge and freezer, tiled flooring, access to under stairs storage, tiled flooring, under unit lighting, smoke alarm point, recess spot lights, UPVC double glazed window and a UPVC double glazed rear entrance door.

FIRST FLOOR

LANDING

Smoke alarm point and access to bedrooms and bathroom.

BEDROOM ONE

14'11" x 11'1" (4.55 x 3.38)

Centrepiece cast iron fireplace, wooden flooring, central heating radiator and a hardwood double glazed window.

BEDROOM TWO

12'4" x 7'9" (3.76 x 2.36)

UPVC double glazed window, central heating radiator and a cupboard housing emersion heater.

BATHROOM

Three piece suite comprising of; panelled bath with electric shower over, wash hand basin and low suite WC, partially tiled elevations, vinyl flooring, central heating radiator and a frosted UPVC double glazed window.

EXTERNAL

REAR

Fully enclosed rear yard with paved area.

AGENTS NOTES

Council Tax Band B



Tel: 01616960085

www.keenans-estateagents.co.uk