

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999

Email info@peteregilkes.co.uk



FOR SALE

**PICKERING COTTAGE
OLD SCHOOL LANE
CUERDEN
LOSTOCK HALL
PRESTON
PR5 5XP**



Price: £265,000

- Early 18th Century Semi-Detached Cottage
- Semi-rural setting along quiet country lane
- Most convenient location
- Some upgrading required

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CHARTERED SURVEYORS

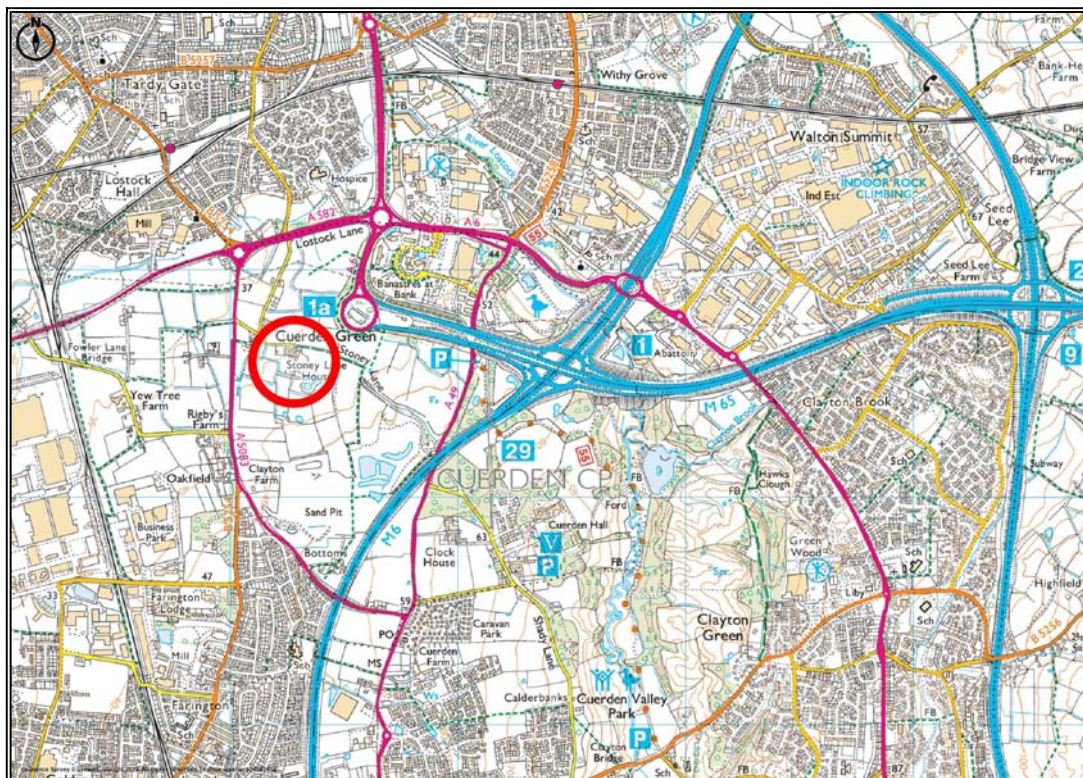
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

Description: Semi-detached cottage believed to date back to the early 18th Century and is one of a small group of scattered residences enjoying semi-rural setting on a quiet, leafy country lane.

The location is most convenient for Preston City Centre and surrounding towns of Leyland and Chorley and the intersection where the M6, M61 and M65 converge.

Location:



Accommodation: The accommodation is in need of some upgrading and comprises:
(all sizes are approx)

Ground Floor:

Entrance Porch

Hall

Central heating radiator.

Cloakroom

W.C. vanity unit, central heating radiator.

Lounge 5.9m x 3.4m (19'6" x 11'1")

Stone feature fireplace, two central heating radiators.

Dining Room 4.1m x 3.7m (13'4" max x 12'3")

Store under stairs and shower cubicle, central heating radiator, patio window and serving hatch.

Breakfast Kitchen 4.2m x 2.4m (15'6" x 7'9")

Base cupboards with contoured worktops, inset sink unit, electric hob, oven, central heating radiator, oil fired boiler supplying central heating system and domestic hot water.

Landing

Bedroom 1 4.1m x 3.1m (13'6 x 10'1)
Fitted cupboard wardrobe and cylinder cupboard having electric immersion heater installed, central heating radiator.

Bedroom 2 3.7m x 2.6m (12'3" x 8'8")
Central heating radiator.

Bedroom 3 2.7m x 2.0m (9' x 6'6")
Fitted wardrobe, dressing table unit and top boxes, central heating radiator.

Bathroom
Modern suite consisting of large walk-in shower cubicle, pedestal wash-basin, low flush W.C., full tiled walls, heated towel rail.

Outside: Front garden with ornamental pool and antique street light.
Side driveway leading to rear garden laid to lawn and screened by surrounding hedging and trees.

Tenure: The site is Freehold and free from chief rent.

Energy Rating: This property has an energy rating of E.

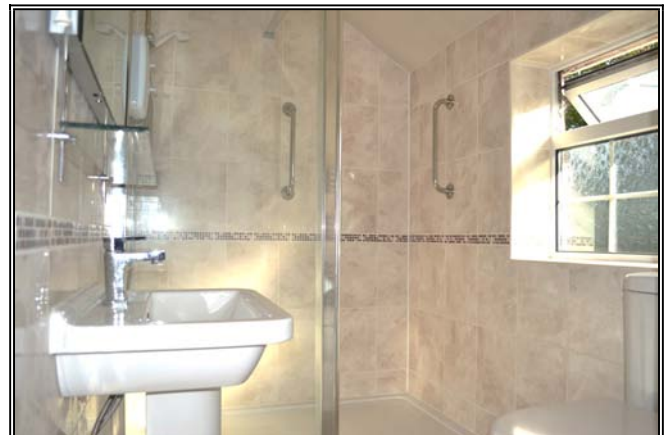
Assessment: According to the Valuation Agency's website the house has been placed in Council Tax Band B.

Services: Mains electricity and water supplies are laid on. Drainage will be to a new waste water treatment plant where treated effluent can connect into the drain which discharges into a nearby water course.

To View: Strictly by appointment.

Note: All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system and any other appliances and fittings where applicable.

Internal



Outside



