

PETER E GILKES & COMPANY

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FOR SALE

**DANESBURY
RUNSHAW LANE
SHAW GREEN
EUXTON
CHORLEY
PR7 6EX**



Price: £650,000

- Superior individual bungalow residence
- Four reception rooms
- Three bedrooms plus en-suite
- Large established manageable gardens of 0.54 acres (0.22 hectares)
- Gymnasium and additional stores

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes & Company has any authority to make or give any representation or warranty whatsoever in relation to this property.



CHARTERED SURVEYORS
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

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

Description:

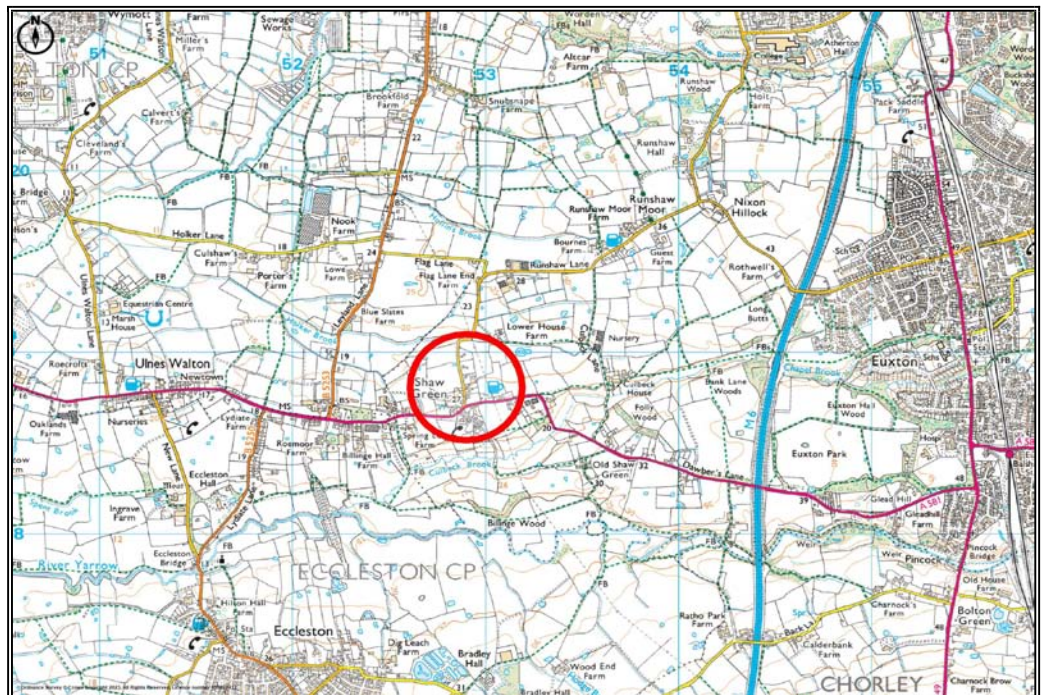
Enjoying the delightful setting in the exclusive hamlet of Shaw Green which is surrounded by rolling fields washed over as Green Belt.

Individual detached bungalow residence with graciously proportioned all ground floor accommodation incorporating many superior and appealing quality features and fittings.

It is set in generous gardens from which there are views over adjoining fields to Rivington.

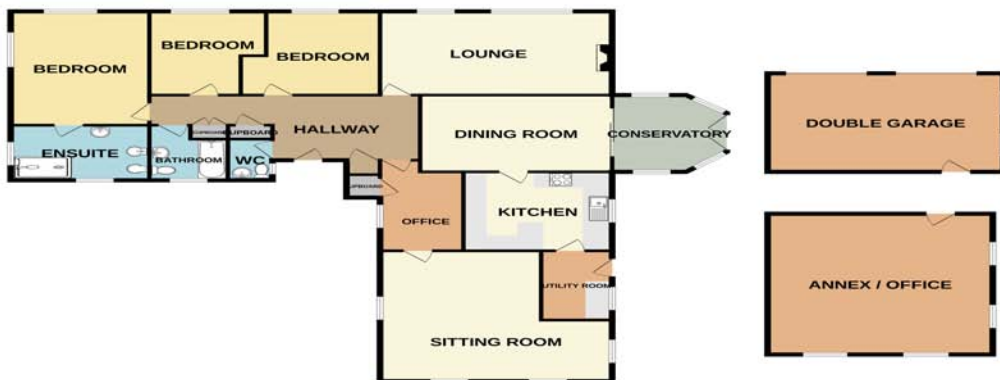
The location is convenient for comprehensive amenities in Eccleston, Euxton, Leyland and Chorley and for access onto both the M6 and M61 motorways.

Location:



Floor plan:

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of items, windows, rooms and any other items, are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be read in conjunction with the prospective purchaser. The seller makes no representation or warranty as to the accuracy or reliability of the plan. Plans issued are not guaranteed as to their accuracy or reliability. ©2023

Accommodation: Ground Floor

(all sizes are approx) **Entrance Porch**

Reception Hall

Cloaks cupboard.

Cloakroom

Period style W.C. and washbasin, central heating radiator, tiling to walls.

Sitting Room 6.1m x 3.9m (20'2 x 12'9)

Circular bay window, period style fireplace having living flame gas coal fire, central heating radiator.

Study 3.4m x 2.0m (11'3 x 6'8)

Fitted cupboard.

Family Room 6.1m x 6.0m (20'1x 19'9)

Oriel bay window and inset gas living flame log fire

Dining Room 6.0m x 3.3m (17' x 11'1)

Central heating radiator and patio doors opening onto:

Conservatory 3.3m x 3.3m (11' x 11')

Kitchen 4m x 3.4m (13' x 11'2)

Extensive range of base cupboards with drawers, timber worktop with inset 1.5 bowl sink unit, matching wall cupboards. Tiling to walls and integrated appliances including electric hob, microwave and refrigerator.

Utility Room 3.0m x 1.9m (9'9 x 6')

Fitted base cupboard with stainless steel sink unit. Plumbing for automatic washing machine and dryer, gas fired water heater, central heating radiator.

Side Hall

Cloaks cupboard and boiler cupboard with gas fired boiler supplying central heating system.

Master Bedroom 1 4.9m x 3.8m (16' x 12'2)

Fitted wardrobes having top boxes above, dressing table unit, oriel bay window, central heating radiator.

En-suite shower room 3.7m x 2.4m (12' x 7'9)

Vanity wash-basin, W.C.

Bedroom 2 3.9m x 3.6m (12'8 x 11'8)

Fitted wardrobes, oriel bay window, central heating radiator.

Bedroom 3 4.0m x 3.4m (13' x 10'10)

Fitted wardrobes, central heating radiator.

Bathroom

Three piece suite.

Outside: Sweeping driveway, surfaced in stone setts featuring Victorian lamp standard, front lawn area.

Side garden with patio area.

Extensive rear garden with established borders around large lawn with expansive views to rear stretching over to Rivington.

Gymnasium with attached south facing pergola.

Garden store with twin up and over doors.

Sun house.

Tenure: We understand the site is Freehold but this should be confirmed by your Legal Adviser(s) prior to exchange of contracts

Energy Rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 c
55-68	D	60 d	
39-54	E		
21-38	F		
1-20	G		

Assessment: According to the Valuation Office Agency's website, the property has been placed in Band F.

Services: Mains gas, electricity and water supplies are laid on and the drains are believed to connect into the mains sewer.

To View: By appointment with the agents with whom all negotiations should be conducted

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





