



## Maria B Evans Estate Agents Limited

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**71 Heapey Road, Heapey, Chorley, PR6 9BQ**

**Offers in the region of £210,000**



- Charming mid terrace property
- Stunning rural views to the front and rear
- Two double bedrooms to first floor
- Delightful lounge with log burning stove
- Well-appointed L-shaped dining kitchen
- Refurbished and attractively decorated throughout
- Warmed throughout by gas central heating
- Upvc double glazing to all windows
- Easy access to M6, M61 motorway network

This immaculately presented, two-bedroom mid-terrace property sits in an elevated position between Heapey Village and White Coppice and benefits from the spectacular rural views and many countryside walks yet also providing easy access to the M6 and M61 motorway network. Refurbished by its present owners over the last four years to include a new roof, No. 71 will not disappoint a discerning purchaser looking for a character cottage.

A composite door with leaded glass inserts opens to the entrance porch with tile-effect flooring and space to hang coats. A part glazed pine door opens into the spacious and beautifully decorated lounge which has a Upvc double glazed window to the front overlooking the stunning views. A feature raised fireplace houses the log burner with stone surround and ceramic tiled hearth. There is a central pendant light and wiring for wall lights with additional heating from a central heating radiator.



The wood effect composite flooring continues beneath a second pine door with glazed inserts, passing an understairs storage cupboard, and opening into a very spacious L-shaped dining kitchen. The dining area has Upvc French doors to the rear patio, a contemporary central heating radiator, electric meter cupboard, a pendant light and a staircase to the first floor. The kitchen has a Upvc double glazed window to the side, recessed downlights and is fitted with a range of paint-effect wall and base units incorporating a wine-rack and two wall mounted glazed cabinets offer display storage. The wood effect work tops are inset with a ceramic single drainer sink unit with swan neck mixer tap and integrated appliances include an oven, hob, extractor fan and slim line dishwasher. There is plumbing for an automatic washing machine and space for a fridge/freezer.





To the first floor, there is a wall panelled landing, pendant light and access to the insulated and boarded loft. (Some neighbours have converted this space). The master bedroom to the front has double fitted wardrobes, radiator and pendant light. The second bedroom has a pendant light, radiator and views over a grazing field to the rear.



With tiling to all splash areas, the surprisingly large bathroom comprises of a four-piece white suite to include a claw foot roll top bath with telephone style shower attachment, a separate shower cubicle with power shower, pedestal wash hand basin and low flush Wc. A traditional chrome heated towel rail warms the room which is lit by inset ceiling spot lights and has a Rhino style flooring for easy maintenance.



To the front of the property, a mature privet hedge screens the pebbled garden which is accessed via a wrought iron latch gate and a flagged path leads to the front door. To the rear is a paved courtyard surrounded by painted walls and having a log store, raised decked seating area and access for the disposal of rubbish and garden waste.





NB : Adjacent to the properties are some allotments which can be rented. Presently there is a short waiting list.

**Viewing is strictly by appointment through Maria B Evans Estate Agents**

**We are reliably informed that the Tenure of the property is Leasehold with a Peppercorn rent 999 years with 886 remaining.**

**The Local Authority is Chorley Borough Council**

**The EPC rating is**

**The Council Tax Band is A**

**The property is served by mains drainage**

**Please note:**

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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