



Maria B Evans Estate Agents Limited

61 Withington Lane, Heskin PR7 5LU

Offers in the region of £265,000



- Beautifully presented, terrace cottage brimming with character
- Front reception room with log burner
- Well-appointed shaker-style breakfast-kitchen to the rear
- Two double bedrooms to the first floor
- Serviced by a three-piece traditional style shower room
- Good-size rear garden with York stone patio & vegetable garden
- Off-road parking for one vehicle on the shale drive to the front
- Original stone flag flooring, beams and features throughout
- Tongue-and-groove latched doors to all rooms
- Stunning location overlooking rural aspects
- Conveniently close to local amenities and schools

Affectionately and sympathetically modernised by the current owners, this home offers warm and characterful spaces with traditional undertones throughout. The accommodation to the ground floor comprises a cosy reception room featuring a log burner and a shaker-style breakfast-kitchen with French doors opening onto the garden, whilst two well-proportioned bedrooms and a traditional-style shower room occupy the first floor. Rich in original character, the property features tongue-and-groove latched doors, stone flag flooring to the ground floor and exposed beams to every room: your cosy, countryside retreat, superbly located.

A warm welcome...

The property invites over the threshold through a UPVC entrance door with glazed inset, after which a welcoming vestibule provides the perfect spot for kicking off shoes and hanging coats before moving into the heart of the home.



The first of many tongue-and-groove latched doors found throughout the home opens into a characterful reception room, boasting original stone flag flooring and exposed beams overhead. Presenting a cosy focal point, a log burner sits within a brick inset and is framed with stone. A television point above makes this room an ideal space for relaxing evenings in. The front-facing window draws in views of the surrounding countryside, with a radiator neatly positioned below and dimmable recessed downlights illuminating from above. Practical touches have not been overlooked with a fitted cupboard discreetly housing the meters and useful understairs storage completing this space.



Put the kettle on...

The striking original features of the property continue into the kitchen which has been appointed with a range of wall and base units, coloured in a soft stone and

complemented by oak-effect worktops with white subway tiling to splash areas. Well-equipped for modern living, the kitchen includes an integrated refrigerator and freezer, washing machine, drinks chiller, oven and grill and an induction hob with extractor hood above. A one-and-a-half bowl porcelain sink unit with etched drainer and extendable tap adds both style and practicality, while a central island provides additional storage and space for casual breakfast bar seating.



The kitchen is finished with a cupboard neatly housing the boiler, radiator, recessed downlights, and subtle under-counter lighting, supplying a soft, warm glow as the day transitions into the evening. Flooded with natural light, the space benefits from two rear-facing windows as well as French doors opening out onto the garden.



Beds with a view...

A white-painted staircase rises to the first floor, adorned with an attractive runner (continuing into a full wool-blend carpet fitted to both bedrooms) complemented with stair rods. A combination of pendant and spot lighting illuminates the space, while a glazed inset into the master bedroom adds a charming quirk.



A step-up guides into the peaceful master bedroom, where the eye is immediately drawn to the far-reaching views from two front-facing windows. The room comfortably accommodates a double bed whilst opposite two stone-painted, double wardrobes are fitted to one wall with decorative panelling between. A cosy nook provides the perfect spot for a vanity area, with an additional fitted cupboard offering useful storage. Finishing touches include dimmable recessed downlights, a radiator, and a television point.



Currently arranged as a study, the second bedroom is also a double, featuring a rear-facing window that enjoys views across fields to the rear. This room also benefits from recessed downlights, a radiator, and provides access to the loft.



Bathroom bliss...

Serving both bedrooms is the three-piece family shower room, styled with a charming traditional-style suite. Decorative tiled flooring is paired with a crackle-effect, teal tile forming a striking backdrop to the walk-in shower, complete with a glazed screen and waterfall-style shower head. A traditional wash hand basin, close-coupled w.c. and traditional-style radiator complete the suite, alongside an opaque window, recessed downlights and an extractor fan.



Down the garden path...

The rear garden is deceptively long and thoughtfully arranged, offering a variety of spaces to enjoy. It begins with a York stone patio providing a perfect space for al fresco dining and entertaining, complete with a convenient water tap and brick and hedge borders to either side for privacy.



A winding shale path meanders through sections of lawn, adding softness and greenery, and leads to a further area enclosed by a picket fence. This section is laid to shale and cobbled areas offering additional space for outdoor furniture and features various vegetable patches. An attractive timber fence forms the rear boundary, with mature trees beyond providing shade and seclusion.



To the front, the property is approached via a cobbled apron leading onto the shale driveway which provides off-road parking for one vehicle. A neat and discreet bin store sits to the side while hedge boundaries complete the setting. There is also plenty of street parking available for guests.



On your doorstep...

Superbly situated, Withington Lane enjoys beautiful rural aspects to both the front and rear whilst remaining conveniently connected to everyday amenities. Just a short stroll away is Heskin Pemberton's Church of England Primary School, with Nature Trail Nursery conveniently located opposite, providing excellent care and education for younger children. Also on the lane is a well-regarded local butcher and for day-to-day essentials, a well-stocked SPAR convenience store can be found on Wood Lane at the foot of Withington Lane, while a wider range of shopping and amenities are available in Chorley town centre, including supermarkets such as Booths, Marks & Spencer and Tesco. Despite its serene surroundings, the property also benefits from excellent transport links, offering easy access to the motorway.

Surrounded by picturesque countryside, with an abundance of walking routes and public footpaths nearby, this location truly offers the best of both worlds.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is Chorley Borough Council

The EPC rating is C

The Council Tax Band is B

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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