

For Sale

Premier Home Sales

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8 Common Nook, Wigan, WN2 2TA.



Premier Home Sales are pleased to market this fully renovated farmhouse finished to a very high quality located in the secluded development at Common Nook. The property is finished to a very high standard with good quality kitchen, four piece bathroom suite, pvc double glazing and gas central heating. The ground floor benefits from having a large kitchen at the rear and two reception rooms at the front ideal for a dining room and lounge, with original period features such as wooden beams and a working cast iron fireplace. Attached to the side of the property is utility and wc. Upstairs there are three large bedrooms one with an original cast iron fireplace. There is a family sized bathroom with modern four piece suite comprising of bath, hand basin, wc and shower cubicle. This property has a landscaped garden to the rear and parking at the side of the property.

£239,950

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Key Points

- Secluded setting
- Three Bedrooms
- Quality Fitted Kitchen
- Four piece bathroom suite
- Pvc double glazing
- Gas central heating
- Large Kitchen
- Two reception rooms
- Utility room
- Landscaped garden
- Full alarm system
- Period features
- Parking

Entrance Hall

The property is accessed from the front via the entrance hall off which is lounge and dining room. The hall also has the keypad alarm and has the stairs that lead to the first floor.

Lounge

4.58m (15') x 4.53m (14'10")

The lounge is spacious and has two windows one either side of the property. The focal points of this room are the wooden ceiling beams and the decorative fire place with wooden lintel which is a distinctive feature and gives the property character.



This room has a double radiator, television aerial point, telephone point and plentiful power sockets.

Kitchen

4.55m (14'12") x 3.52m (11'6")

The kitchen is fully fitted with inbuilt appliances of fridge freezer, dishwasher, gas hob, oven, grill and extractor. The kitchen has wood base and wall units providing lots of storage space and a granite effect work surface giving plenty of workspace with ceramic tile splash backs.



There is a door that gives access to the garden and a wide window above the sink giving the kitchen lots of natural light. This room has a large double radiator, plentiful power sockets and is sufficiently spacious for family dining.

Dining Room

4.52m (14'10") x 3.29 (10'9")

The dining room can be accessed from the kitchen and from the entrance hallway. This rooms main features are the working cast iron fireplace and the wooden ceiling beams.



This room has a double radiator, television aerial point, telephone point and plentiful power sockets.

Bathroom

3.71m (12'2") x 1.87m (6'1")

The bathroom has a four piece suite including bath, shower, hand basin and wc. The walls in this room are tiled half way up and it is heated by a large ladder towel rail.



Bedroom One

4.66m (15'3") x 4.61 (15'1")

Bedroom one has a double radiator, power sockets, television aerial and telephone socket.

Bedroom Two

4.64m (15'3") x 2.63m (8'7")

Bedroom two is the smallest of the three bedrooms but is still a double bedroom.



This room has a large window, double radiator, power sockets, television aerial and telephone socket.

Bedroom Three

4.60m (15'1") x 3.53m (11'7")

Bedroom three is at the rear of the house with a large window overlooking the rear garden.



This room has a double radiator, power sockets, television aerial and telephone socket.

Utility

The utility is attached to the side of the property and has a separate wc. This room is fitted with a granite effect work surface with a stainless steel single drainer sink and is plumbed ready for a washing machine.

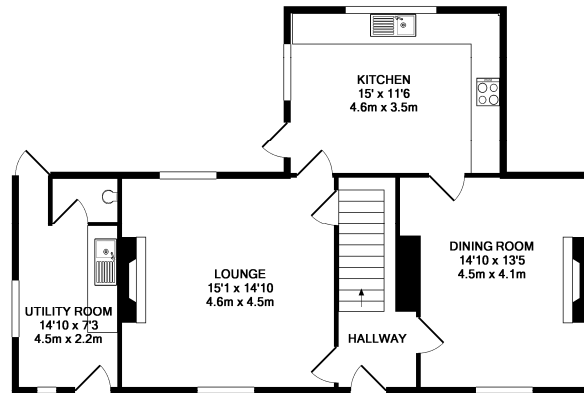
Garden

There is a landscaped garden to the rear of the property with a patio area. There is also a driveway at the side of the property.

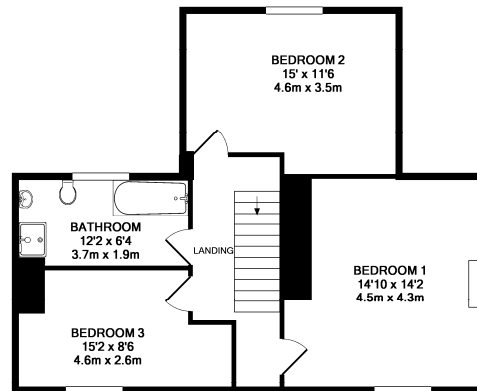


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	47
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	40
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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