HOME TRUTHS

262 The Green, Eccleston

Chorley

£985 pcm

262 The Green

Eccleston, Chorley

Folly Cottage is a lovely two bedroom mid terrace period cottage in the sought after village of Eccleston close to all local amenities including shops and catchment area for outstanding schools. Available to let immediately.

To the front a path through the rose garden leads to the main entrance. Step into the porch and from there to the hallway. The good sized living room leads to the dining room and kitchen to the rear.

Externally, the rear cottage garden is lovely and private with raised beds and mature planting along with a shed. To the rear is vehicle access which can be used to park one vehicle.

Back inside to the first floor are two bedrooms and the bathroom comprising bath, wc, wash hand basin and airing cupboard.

The property is available now and requires a deposit of £1130, including a holding deposit of £225.

EPC Rating: C

262 The Green

Eccleston, Chorley

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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Mid terrace cottage
- Two bedrooms
- Gardens to front and rear
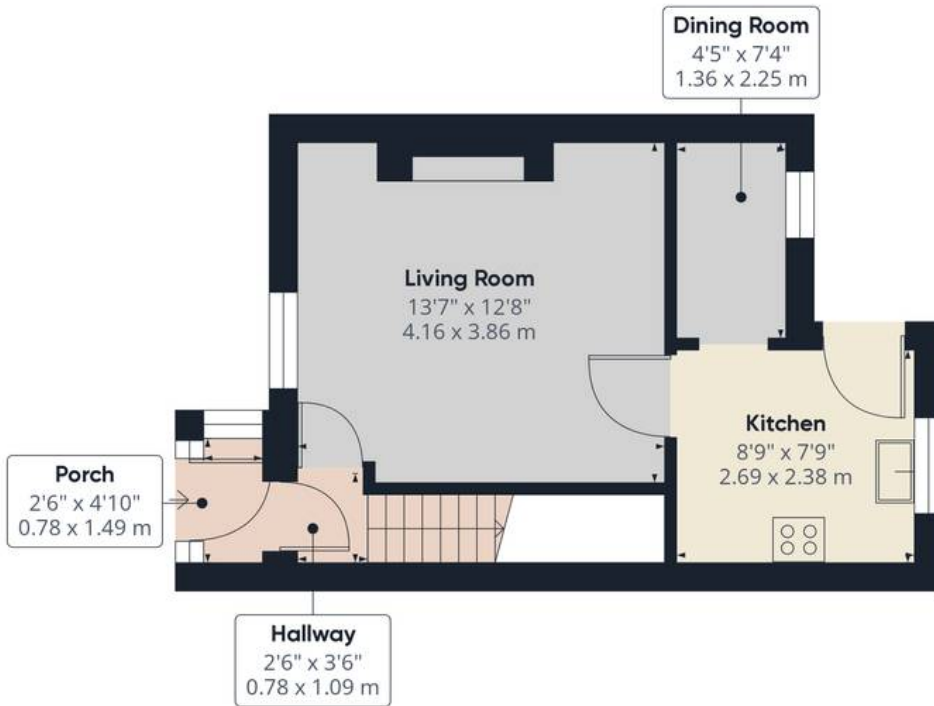- Village location
- Parking for one car to rear
- Available now

HOME TRUTHS

Dining Room
4'5" x 7'4"
1.36 x 2.25 m

Living Room
13'7" x 12'8"
4.16 x 3.86 m

Kitchen
8'9" x 7'9"
2.69 x 2.38 m

Porch
2'6" x 4'10"
0.78 x 1.49 m

Hallway
2'6" x 3'6"
0.78 x 1.09 m

Floor 1

Bedroom One
10'5" x 11'7"
3.20 x 3.56 m

Bathroom
7'8" x 7'6"
2.36 x 2.30 m

Bedroom Two
8'10" x 7'10"
2.72 x 2.40 m

Landing
3'0" x 3'0"
0.93 x 0.92 m
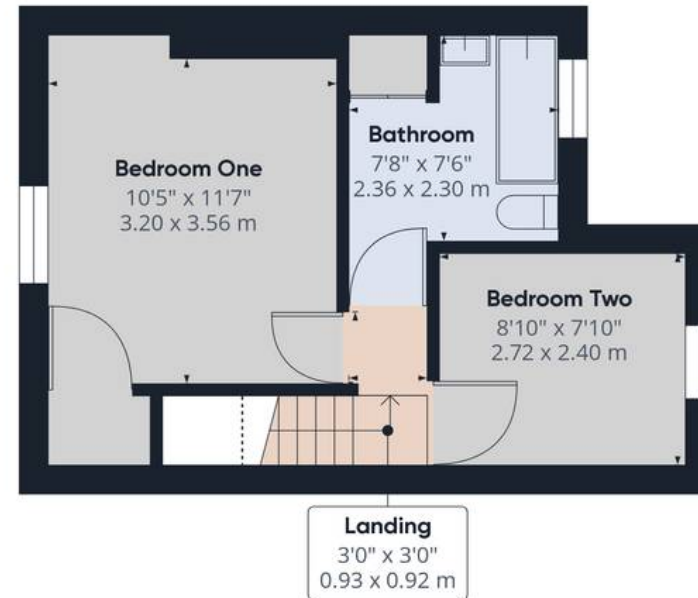
Floor 2

Approximate total area [1]
607.19 ft²
56.41 m²

Reduced headroom
7.64 ft²
0.71 m²

(1) Excluding balconies and terraces

Reduced headroom

········ Below 5 ft/1.5 m

GIRAFFE**360**