



Former Wheelton Police Station, Blackburn Road, Heapey, Chorley, PR6 8EP



\*\*\* STUNNING 4 BED TOWNHOUSE CHARACTER PROPERTY, FULLY RENOVATED WITH VIEWS OVER OPEN COUNTRYSIDE \*\*\*\* Crown Estate and Letting Agents are delighted to offer to the rental market The Old Wheelton Police Station, situated in the much sought after village location of Heapey. The character townhouse property has recently been fully renovated throughout and provides living spaces over three floors with high quality finishes (including natural oak wooden flooring with under floor heating and high quality sliding sash windows). The accommodation briefly comprises of 2 reception rooms, a modern fitted kitchen and utility, a downstairs WC, four bedrooms, an en-suite and a family bathroom. Outside the property is a driveway with parking for upto 4 cars. To the rear of the property is a patio area with stunning views over open countryside. The property also benefits from gas central heating and uPVC double glazing. This superb traditional home is situated in a popular family orientated village and is close to excellent local schools, local walks, tea rooms, amenities and transport links, and is surrounded by stunning countryside.

£1,200 PCM

## **Ground Floor:**

### **Entrance**

The entrance consists of: uPVC double glazed window, composite door, 6 downlights, under floor heating, solid oak flooring, stairs to first floor and under stair storage.

### **Reception Room One**

*Dimensions: 15'9" x 11'8"*

Reception room one comprises of: uPVC double glazed sash window, ceiling light point and 3 downlights, solid oak flooring with under-floor heating, TV and telephone point and multi fuel burner.

### **Reception Room Two**

*Dimensions: 20'4" x 11'6"*

Reception room two comprises of: quad folding patio doors, 6 downlights, TV point and oak flooring with under-floor heating.

### **Kitchen**

*Dimensions: 12'7" x 11'10"*

The kitchen consists of: fully fitted wall and base units with granite worktop, integrated oven and microwave, stainless steel extractor hood, stainless steel sink with mixer tap, oak flooring with under-floor heating, integrated dishwasher, fridge, breakfast bar, tiling to the walls and oak flooring with under floor heating.

### **Utility**

*Dimensions: 6'10" x 5'*

The utility consists of: single glazed window, 2 downlights, boiler with hot water tanks, plumbing for a washing machine and oak flooring with under floor heating.

### **Downstairs WC**

*Dimensions: 6'6" x 2'10"*

The WC is part tiled and consists of: WC, hand wash basin, 2 downlights and oak flooring.

## **First Floor:**

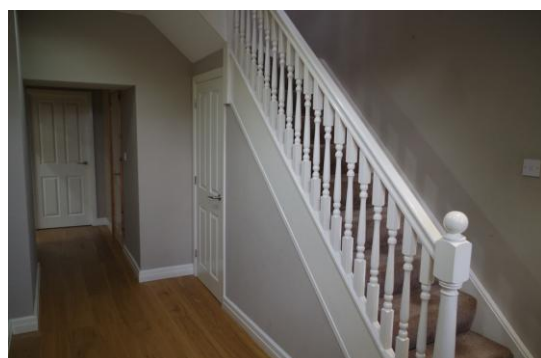
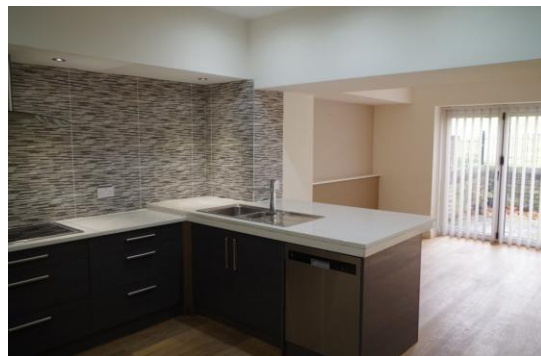
### **Landing**

The landing consists of: uPVC double glazed window, 4 downlights, double panel radiator, smoke alarm, carpet flooring and stairs to second floor.

### **Bedroom One**

*Dimensions: 12'11" x 12'3"*

Bedroom one comprises of: uPVC double glazed door leading to



balcony, 4 downlights, TV point, double panel radiator and oak flooring.

## Bedroom Two

*Dimensions: 12'8" x 11'7"*

Bedroom two comprises of: uPVC double glazed sash window, 4 downlights, double panel radiator, TV point and oak flooring.

## Family Bathroom

*Dimensions: 12'3" x 7'2"*

The family bathroom is fully tiled and consists of: uPVC double glazed window, 5 downlights, WC, hand wash basin, bath, shower cubicle with sliding door, chrome towel rail and tiled flooring.

## Second Floor:

### Landing

The second floor landing consists of: velux window, ceiling light point, smoke alarm, space for a dressing table/desk and carpet flooring.

## Bedroom Three

*Dimensions: 14' x 12'*

Bedroom three comprises of: 2 velux windows, ceiling light point, two downlights, TV point, double panel radiator and oak flooring.

## En Suite to Bedroom Three

*Dimensions: 9'10" x 3'10"*

The en suite consists of: 2 downlights, WC, hand wash basin, tiling to the walls and oak flooring.

## Bedroom Four

*Dimensions: 9'10" x 8'11"*

Bedroom four comprises of: velux window, 4 downlights, TV point, double panel radiator and oak flooring.

## Outside

To the front the property benefits from parking for upto 4 cars. There is a patio area to the rear with views over the fields.

*All descriptions in this brochure are the opinions of Crown Estate and Letting Agents and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Crown Estate and Letting Agents and no warranty can be given or implied as to their working order.*

