



**MANOR HOUSE,
2, CHURCH STREET,
CHURCHTOWN, PR3 0HT**

£575,000



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PICTURESQUE SEMI RURAL PROPERTY WITH GENEROUS GARDEN AND COMPLETELY RENOVATED THROUGHOUT.....

SITUATED IN THE QUIANT AND SOUGHT AFTER VILLAGE OF CHURCHTOWN, THIS SUBSTANTIAL SEMI DETACHED, GRADE 2 LISTED PROPERTY OFFERS IMPRESSIVE AND COMPLETELY REFURBISHED ACCOMMODATION. EXTENDED TO THE REAR AND ROOF SPACE, THE PROPERTY IS NOW IDEAL FOR A FAMILY / COUPLE LOOKING FOR SOMETHING A LITTLE BIT SPECIAL IN AN IDYLIC LOCATION.

ON THE DOORSTEP WE HAVE A GOOD PRIMARY SCHOOL, THE HORNS PUBLIC HOUSE AND EVEN A NEARBY M&S 'FOOD TO GO'. THE RIVERSIDE LOCATION PROVIDES PLENTY OF WALKS WITH A SMALL CHILDRENS PLAYGROUND NEARBY. GARSTANG, LANCASTER, PRESTON PLUS MOTORWAY LINKS ARE EASILY ACCESSABLE.

THE ENVIABLE ACCOMMODATION COMPRISES; TWO RECEPTION ROOMS PLUS IMPRESSIVE OPEN PLAN KITCHEN AND LIVING SPACE, FOUR BEDROOMS, BATHROOM AND ENSUITE SHOWER. DOUBLE GLAZING AND CENTRAL HEATING. GENEROUS REAR GARDENS PREPARED AND READY FOR NEW OWNERS TO DESIGN TO THEIR OWN TASTE.

EARLY VIEWING IS A MUST AND NO CHAIN.



STYLE: Grade 2 listed, sympathetically extended to keep the original character and charm of this historical property.

CONDITION: Completely renovated throughout, ready to simply move in to.

ACCOMMODATION: Comprising, entrance reception room with feature stone fireplace which has been lined in readiness for a fire to be installed. Lounge again with feature fireplace and French doors which flow into the living area to the rear. Open plan kitchen and living space across the back of the property with fully fitted kitchen and breakfast bar seating area. Separate utility room and cloak W.C. First Floor, landing area with staircase leading off, two double bedrooms, one with ensuite shower room. Family bathroom suite. Second Floor; landing area, two double bedrooms (with some reduced head height).

OUTSIDE: Original cobbled frontage with open brick & timber porch with planted border a white picket fence to the side leads to the rear garden. The good sized, west facing rear garden is mainly laid to lawn with a paved patio and provides a blank canvas for the new owner to design.

SERVICES: All services connected including; gas central heating and double glazing.

TENURE: We are advised the tenure of this property is FREEHOLD

COUNCIL TAX: The property is under Wyre Council and is to be reviewed

VIEWINGS: By telephone appointment through the Agents office.