



Myers Lane Eccleshill

Asking Price
£139,950

CHARMING COTTAGE
HANDY FOR LOCAL SCHOOL AND AMENITIES
SIDE COBBLED DRIVE FOR 2 CARS

REBUILT FROM GROUND UPWARDS
UPVC DG & GCH AND COMBI-BOILER

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Charming end stone cottage having been re-built, offering 3 bedroom accommodation and 2 reception rooms, exposed brick fireplace, along with a fitted kitchen, modern bathroom suite with Grohe shower over the bath, wood grain Upvc dg, alarm, gch and combi-boiler, front & rear gardens, side cobbled drive for 2 cars. The property would suit all needs from professional couples, retired persons to a young family. The local schools are close by and all within walking distance. VIEWING ESSENTIAL.

Porch: Front porch, ch radiator, tiled floor.

Hall: Double ch radiator, alarm panel, staircase.

Lounge: 14'2 x 13'0. Upvc dg wood mullion style leaded wood grain window to front, double ch radiator, exposed brick fireplace with marble back & hearth, living flame gas fire with an oak fireplace surround.

Dining Room: 11'9 x 8'0. Leaded Upvc dg wood grain window to rear, double ch radiator.

Kitchen : 11'10 x 8'10. Range of wall & base units in Limed Oak with brass handles, work tops and attractive rustic tiling above, extractor hood over a 4 ring gas hob and built in electric oven, stainless steel sink with mixer tap, leaded Upvc dg wood grain window to rear, space for a tall boy fridge freezer, plumbed for an auto-washer, tiled floor, side entrance door, under stairs storage with the combi-boiler, exposed brick feature wall.

Landing & Stairs: Staircase, side wood grain frosted window, access into the roof space, drop down ladder, part boarded.

Bedroom 1: 16'8 x 11'0. Mullion style leaded wood grain Upvc dg window to front, double ch radiator.

Bedroom 2: 11'0 x 8'0. Leaded wood grain Upvc dg window to rear, ch radiator.

Bedroom 3: 8'9 x 6'1. Leaded wood grain Upvc dg window to front, ch radiator.

Bathroom: 7'10 x 5'10. Three piece rope suite, fully tiled with contrasting border, shower screen with a Grohe shower unit over the bath, heated towel rail with school type radiator, frosted leaded Upvc dg window to rear.

Externally: To the front is walling with gated access onto a cottage flagged garden, Side gate leading to sided pathway, water tap, rear flagged garden, steps up to stone storage, flagged patio, side cobbled drive for 2 cars along with side border.



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Applicants must investigate for themselves that statements are correct and no agents whether Director or Employee has the authority to make any representation or warranty whatsoever in respect of this property NB FITTED APPLIANCES /MAINS HAVE NOT BEEN TESTED FOR WORKING ORDER.

All measurements have been taken using electronic measuring devices and are only approximate.

MARTIN S.
ESTATE AGENTS
LONSDALE



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