



Cardwells are delighted to offer for sale Platt Cottage, which is a rare idyllic period cottage that has been beautifully modernised around original features and is set in a highly desirable location in Worsley Village. With a high amount of character the cottage comprises; entrance hall, guest WC, lounge, dining room, kitchen, conservatory, master bedroom, en suite, a 2nd bedroom and a bathroom.

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall** 16' 11" x 3' 7" (5.15m x 1.09m) Character wooden front door, laminate flooring, feature brick arch, radiator.

**Guest WC** 6' 10" x 3' 6" (2.08m x 1.07m) Double glazed wooden frosted window (rear aspect), low level WC, pedestal wash hand basin with tiled splash back, towel holder, radiator.

**Lounge** 12' 10" x 13' 8" (3.91m x 4.16m) Two double glazed wooden windows (front aspect), wooden floor, gas fire place with tiled feature surround, wooden storage cupboard under the window sill, beams to the ceiling, radiator.

**Dining Room** 15' 11" x 10' 5" (4.85m x 3.17m) Double glazed wooden window (rear aspect), wooden flooring, beams to the ceiling, radiator.

**Stairs to the Kitchen and Conservatory** There are stone steps leading to the downstairs area which comprises of a kitchen and a conservatory which leads on to the rear garden.

**Kitchen** 10' 4" x 15' 9" (3.15m x 4.80m) Double glazed windows and doors leading to the conservatory, matching wooden wall and base units, integrated dishwasher, washing machine, space for fridge freezer and dryer, 4 ring electric hob with stainless steel extractor hood above and oven and grill below, single stainless steel sink unit with drainer, tiled splash backs, stone flooring, feature brick wall and beams to the ceiling. There is a storage room off the kitchen which houses the boiler (The current boiler is a Vaillant boiler it was installed in Dec 2015 and has a 10 year guarantee).

**Conservatory** uPVC double glazed windows and patio doors onto the rear garden, tiled flooring.

**Staircase To The First Floor** There is a feature oak and glass staircase located in the dining room that leads to the first floor.

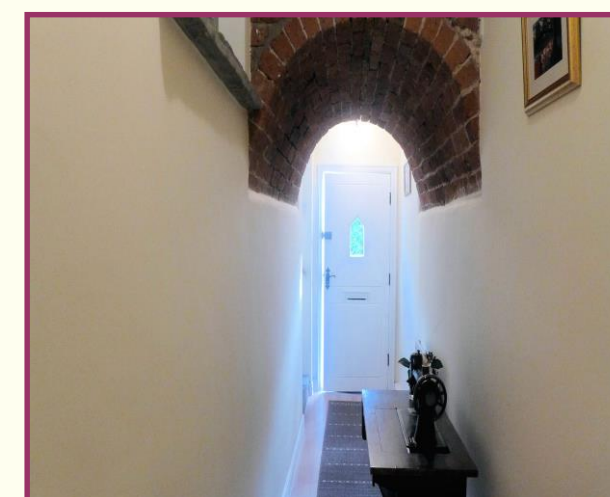
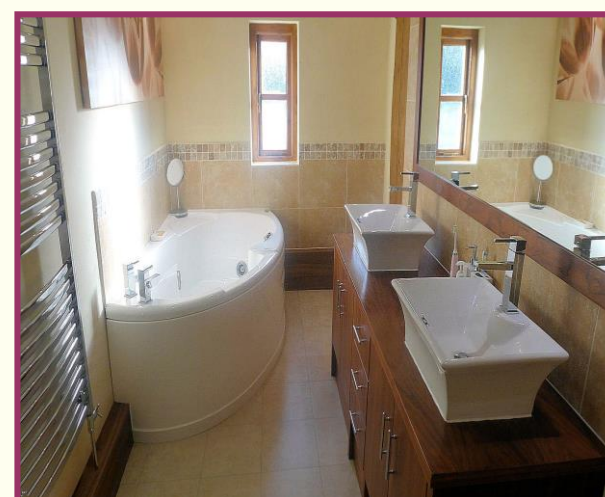
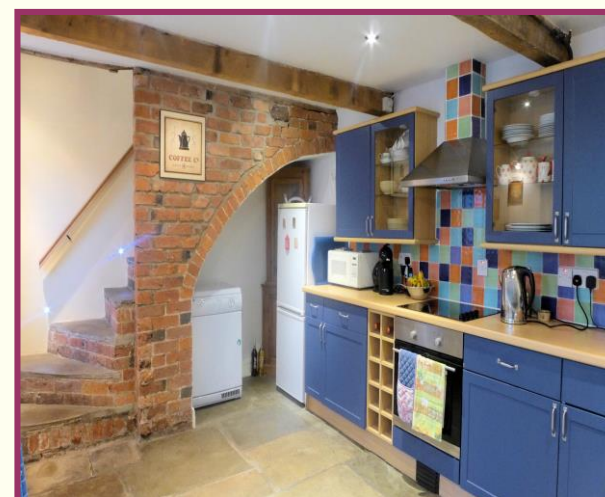
**Master Bedroom** 10' 6" x 10' 8" (3.20m x 3.25m) Double glazed wooden window (rear aspect), fitted wardrobes to one wall, beams to the ceiling, radiator.

**Ensuite** 10' 3" x 3' 2" (3.12m x 0.96m) Double glazed wooden frosted window (rear aspect), full tiled floor and walls, low level WC, pedestal wash hand basin, enclosed tiled shower cubicle, chrome radiator, extractor fan.

**Bedroom Two** 10' 3" x 9' 9" (3.12m x 2.97m) Two double glazed wooden windows (front aspect), fitted wardrobes to one wall, radiator.

**Bathroom** 12' 9" x 8' 11" (3.88m x 2.72m) L-Shaped Double glazed frosted wooden window (front aspect), corner paneled Jacuzzi bath, his and hers sink units incorporated into wooden vanity unit with drawers below and matching fitted mirror above, low level WC, tiled flooring and part tiled walls, chrome radiator, large storage cupboard.

**Outside** To the front of the property there is an area with plants and flowers that runs the length of the property and there is room for two cars to park on the street outside the property. To the rear of the cottage there is a lovely garden which is mainly laid to lawn with flowers and shrubs aside. The garden over looks a wooded area and provides a peaceful and pleasant relaxing area off the conservatory.



**Please note: all viewings are by appointment only through our WORSLEY Office**