



## Maria B Evans Estate Agents Limited

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123 Chapel Road, Hesketh Bank, PR4 6RY

Offers in the region of £525,000



- Detached, three storey family home
- Six bedrooms, two with en-suite facilities
- Superb open plan living dining kitchen
- Two further good-sized reception rooms
- Double glazed windows and gas central heating
- Integral garage and parking to front
- Private enclosed good-sized garden to rear
- The property benefits from CCTV security
- Situated in a peaceful cul de sac position

This detached, three-storey property offers more than initially meets the eye as aside from the attractive brickwork and discrete location the internal accommodation is rather different to the norm. Firstly, you are introduced to an oak arch doorway which opens into a spacious hallway with a contemporary illuminated staircase. Then there is the open plan living dining kitchen with oak bi-folding doors sitting beneath an oak apex portico, and opening into the private good-sized garden to the rear. Combine this with the six bedrooms - two with en-suite - and two further reception rooms, utility room and integral garage and you have the perfect family home.

The main entrance has an arched oak door opening into the hallway with Upvc double glazed windows to either side. The oak turned staircase has contemporary vertical glazed panels which have inset LED lighting for the perfect evening ambiance. An engineered oak floor flows down the hallway passing the traditional radiator and leads to a cloak's cupboard and the downstairs cloakroom.



The cloakroom comprises of a two-piece white suite to include vanity cupboard with inset wash hand basin and low flush Wc. There is a radiator, inset ceiling spot lights and a connecting door to the utility room.

Off the hallway is a lounge with Upvc double glazed window to the front, radiator and central pendant light. There is also wiring for a wall mounted television.



Adjacent to the lounge is the study which also has a window to the front, radiator and is suitably fitted with base storage cupboards and oak engineered flooring for practicality.

At the end of the hallway is a door opening into the 'statement room' of the household - a good-sized living dining kitchen with two windows to the rear situated to either side of the oak apex portico and bi-folding doors to the rear garden. An off-set multi-fuel burner takes centre stage and sits on a glazed hearth upon the engineered oak flooring which compliments the built-in oak display shelving and oak framed inset for a wall mounted television. The kitchen is fitted with a painted range of base units to include integral dishwasher, twin Belfast sink with swan neck mixer tap and space for a range style oven with range mantle and extractor fan over. A glazed wall mounted display cupboard and full height oak storage cupboard complete kitchen and the ceiling throughout this area has inset ceiling spot lights and an exposed beam.



The utility room is fitted with a range of high gloss wall and base units with a single drainer stainless steel sink unit, plumbing for an automatic washing machine and has a tiled floor and radiator. From here there is a door to the integral garage.

On the first floor, the landing has a good-sized airing cupboard housing the hot water pressurised tank, a traditional radiator and inset ceiling spot lights.

The master bedroom is situated to the rear of the house and has two windows overlooking the garden, inset spot light with additional pendant light and a radiator. The en-suite comprises a three-piece white suite to include low flush Wc, vanity unit with inset wash hand basin and tiled shower unit with power shower. The walls and flooring are both tiled and a radiator warms the room.



A further highlight of the property is the second bedroom which also benefits from an en-suite and fitted wardrobes to one wall. The en-suite comprises a three-piece white suite to include low flush Wc, shower cubicle with power shower and a wall mounted circular wash hand basin.





Bedroom three is to the rear of the property and has a central pendant light, radiator and a walk-in dressing area with hanging rail. Bedroom four is L-shaped having two windows to the front of the house and a radiator.



The fully tiled principal bathroom has a ceiling spot light, extractor fan and a chrome heated towel rail. The four-piece suite comprises a pedestal wash basin, a low flush w.c. and a shower cubicle with power shower, freestanding bath with hand-shower attachment.



On the third floor, is a landing area with large Velux window and two bedrooms to either side both with Velux windows to the front and rear and radiators.

Outside, the front the property is approached via an adopted cul de sac just off the main Chapel Road and has a central shrub area with gravel driveway to either side providing parking space leading to the attached integral garage. To the rear is a stone flagged patio beneath the oak apex portico, with further stone patios to either side having cobbled edging and providing seating and barbecue areas. Beyond the patio is a good sized private fenced lawn with mature shrubs and log store with a south-west aspect.



NB The property benefits from CCTV security

**Viewing is strictly by appointment through Maria B Evans Estate Agents**

**We are reliably informed that the Tenure of the property is Freehold.**

**Please note:**

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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