



## **Maria B Evans Estate Agents Limited**

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**Glenfield, 50 Chorley Road, Hilldale, Parbold, WN8 7AS**

**Offers in the region of £750,000**



- Handsome, Victorian semi-detached villa
- Generously spacious and well-presented
- Brimming with original build features
- Four charming reception rooms with open fires
- Large and spacious uPVC conservatory to rear
- Well-appointed, modern breakfast kitchen
- Four double bedrooms to the first floor
- Family bathroom and en suite to the master
- Semi-detached dilapidated barn for renovation
- Extensive, enclosed rear lawn gardens
- Driveway parking for several cars and car port
- Close to Parbold village amenities and schools
- Easy access to commuter transport links

Red painted double doors open to the quarry tiled entrance porch with pendant light and a cupboard housing the energy meters. A second part glazed door, with the original leaded and stained glass insert and matching side panels, opens to the broad hallway with a herringbone pattern quarry tiled floor.

The hall offers a warm welcome and many displays many of its original build era features such as a splendid carved oak spindle staircase rising to the first floor, carved architraves, moulded coving to the high ceilings and dado rails. This lovely home is lit throughout by pendant and wall lighting and each of the generously spacious rooms have traditional cast iron radiators.



The principal lounge has a five-panelled bay window to the front which immediately draws you to the superb, far-reaching rural aspects. A further focal point of the room is the white marble fireplace with tiled hearth and a cast-iron and brass insert surrounding an open fire facility, and having a television point to the side.



Across the hall, the equally impressive sitting room has a two panelled window to the front and a feature carved oak fire surround with tiled insert, granite hearth an open fire grate.

A part decoratively-leaded glass door opens to the inner hall with oak flooring and an under-stair's cupboard, a door to the snug, an archway through to the kitchen and an archway to the dining room which has a window to the rear. The ceiling light is positioned over the table space and the room is also warmed by a log burning stove set on a tiled hearth in a brick angle with a tall, detailed cast-iron fascia.



The monochrome designed dining kitchen is fitted with black base and white wall cabinets to include drawers, a dresser and glazed display unit all having white splash-tiling between the levels. The black granite worktops extend to a breakfast bar and have an inset stainless-steel sink unit and mixer tap set beneath the rear window. A tiled niche with canopy over surrounds the Belling seven-ring range cooker and integrated appliances include a Hotpoint automatic dishwasher and a fridge. A part glazed uPVC door opens to the garden and the herringbone-patterned wood laminate flooring continues into the adjacent conservatory via part-glazed double doors.



The generously spacious uPVC conservatory is lit by two wall lights, has a cast iron radiator and double doors open to the snug which has two side windows, a pendant light and this cosy room has a further fireplace with tiled hearth and a television point to the side.

The staircase rises to the split-level, butterfly-style, landing with an opaque window to the rear and giving way to the master suite, three further very spacious double bedrooms and the family bathroom. Each room has a pendant light and is warmed by a cast iron radiator.





To the right wing is the spacious bedroom four with rear window overlooking the garden and rural aspects beyond and has herringbone-style wood laminate flooring.

Stairs rise to the family bathroom with a sash window to the rear, Victorian corner fireplace and a heated towel rail. The traditional-style, white suite comprises a luxury slipper bath with telephone-style mixer tap and hand shower, a pedestal wash hand basin, and a low flush WC.



Stairs rise again to the main part of the landing with spindle balustrade, loft hatch and four panel doors open to each of the rooms.

The master suite opens into a hallway with archway entrance to the bedroom area which has a four-panelled bay window to the front, and a Victorian cast iron fire surround. Porcelain tiled in natural shades, the en suite has a window to the front and recessed downlights. The modern white suite comprises a walk-in shower with glazed screen, a wall mounted vanity cabinet with a quartz console counter supporting the wash hand basin with brushed brass mono-bloc tap over, and a back-to-wall w.c.



Bedroom two has two-panel windows to the front and a Victorian cast-iron fireplace. Bedroom three has a window to the rear and a tall art deco style cast iron fire surround on the tiled hearth.



The property is approached through electronically controlled wrought iron gates to a pebbled driveway providing parking for several cars and leading to a carport for a trailer/boat. A pebbled footpath cuts through the front lawn and leads to the red painted front door. Low-level wrought iron double gates give way to the rear, split-level gardens which incorporate a sizeable Indian stone sun terrace surrounded by a low retaining wall and having steps rising to the extensive lawn gardens, bordered by a hedge and shrub boundary with specimen trees, a soft-surface play area and a large ornamental pond.



A dilapidated, semi-detached barn with adjoining outbuildings offers great potential for refurbishment and the possibility of connecting to the main residence, creating an annex for a dependent relative or a home-office space. Currently, the first part of the outbuilding houses a washing machine, a freezer, has an old fireplace and step-ladder access to a first-floor storage area. The main part of the barn is currently used for storage, has a loft area and has been subdivided to form a former stable.

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

**We are reliably informed that the Tenure of the property is Leasehold**

**The seller is currently in the process of purchasing the Freehold**

**The Local Authority is Chorley Borough Council**

**The EPC rating is D**

**The Council Tax Band is F**

**The property is served by mains drainage**

**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.