



## Maria B Evans Estate Agents Limited

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**47 GRAPE LANE, CROSTON, PR26 9HB**

**PRICE GUIDE: £265,000**



- Handsome, double-fronted period cottage
- Set within the Grape Lane Conservation Area
- A beautifully presented and maintained home
- Stone flagged sitting room with brick ingle stove
- Recessed seating space with French windows
- Well-appointed, dual aspect, dining kitchen
- Two good sized bedrooms to the first floor
- Fully tiled bathroom contemporary white suite
- Measuring 742 square feet of accommodation
- Double glazed and warmed by gas central heating
- Flagged terrace area and pretty cottage gardens
- Easy access to local amenities and renowned schools

Set in the much sought-after Grape Lane Conservation Area, this handsome and beautifully presented, double-fronted cottage offers period style alongside contemporary touches. Within, the light and comfortable accommodation includes a stone flagged sitting room with reading area, well-appointed dining kitchen, two double bedrooms and a contemporary bathroom. A paved sun terrace sits to the rear and a cobble path leads to the pretty cottage garden beyond and the cottage is positioned just a short walk to the village amenities and renowned local schools.

The Grape Lane Conservation Area is one of the most sought after and prettiest of settings in the Lancashire and this charming white rendered cottage is positioned amidst an array of similarly appealing cottages. The arched front door opens into the immaculately presented sitting room filled with natural light from the two windows to the front and the French windows of the reading niche to the rear. The retained and added features, such as exposed timber ceiling beams and the stone flagged floors, create a comfortable aura and the eye is drawn to the full-height exposed brick fireplace with limestone lintel surround and log burning stove set on a raised stone flagged hearth. A timber, broad-spindle staircase rises to the first floor and an opening gives access to the dining kitchen.



The dual aspect dining kitchen has a good range of Neptune Driftwood shaded wall and base cabinets having oak work-surfaces over to include a breakfast bar, an inset porcelain sink unit with mixer tap and having white subway splash tiling beyond. The Flavel Milano 100 8-ring gas range cooker has a tiled splash-back with stainless steel chimney style extractor fan over. Integrated appliances include a Whirlpool dishwasher, fridge freezer, plumbing for a washing machine and a corner cupboard houses the wall mounted Potterton Gold gas central heating combination boiler.



The split-level landing has a ceiling light, a loft hatch and gives way to the two good-sized double bedrooms. Lit by pendant lights, both elegantly presented bedrooms overlook Grape Lane, have vertical panel oak doors and the principal bedroom benefits from a built-in wardrobe.



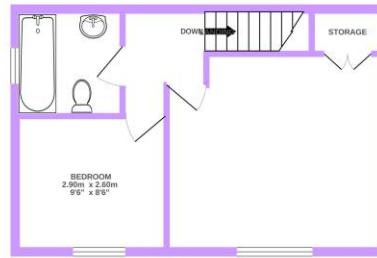
With an opaque side window, the bathroom is fully tiled in both white marble-effect porcelain plus a hexagonal feature wall forming the backdrop to the contemporary white three-piece suite which comprises a panelled bath with shower and protective glass screen over, a vanity set wash basin with monobloc tap, and a back-to-wall w.c.

The secluded, flagged terrace to the rear has an outside tap and is ideal for container planting and al fresco dining. Just beyond, a cobbled pathway leads to the private lawn garden which has a wrought-iron entrance gate and arbour set into the rose laden trellis-work. Enclosed by privet and laurel hedging plus fenced boundaries, the main part of the garden is laid to lawn with a circular paved and pebbled base offering space for a table and chairs and further relaxation whilst watching the sun set. The surrounding borders have mature shrub and herbaceous planting, there is a specimen holly tree, log store and an excellent garden shed.





GROUND FLOOR  
35.6 sq.m. (383 sq.ft.) approx.



1ST FLOOR  
33.3 sq.m. (358 sq.ft.) approx.

TOTAL FLOOR AREA: 68.9 sq.m. (742 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Viewing is strictly by appointment through Maria B Evans Estate Agents**

**We are reliably informed that the tenure of the property is Freehold**

**The Local Authority is Chorley Borough Council**

**The EPC rating is D**

**The Council Tax Band is B**

**The property is served by mains drainage**

**The property is warmed by gas-fired central heating**

**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.