



Maria B Evans Estate Agents Limited

2 Grimshaw Green Lane, Bispham, WN8 7BB

Offers in the region of £480,000



- **1870's pretty cottage set in a stunning location**
- **Sash windows featured throughout all rooms**
- **Enclosed tiled front porch with pendant light**
- **Three double bedrooms**
- **Master bedroom with ensuite**
- **Upstairs family bathroom**
- **Two reception rooms, one to the rear with views of the garden**
- **Downstairs w.c. and utility room**
- **Warm and ambient cottage kitchen**
- **Good-sized rear garden with brick out house**
- **Integrated single car garage with electric up and over doors**

This pretty 1870's cottage is approached by a block paved driveway with a formal border to the left and bordered with cottage perennials to the right. From the front, the cottage's pattern bricks and double-glazed timber windows, painted in a natural Kashmir colour, can be seen to compliment the property. A side wall light illuminates the front door. A quarry tiled porch invites into the property, warmed by a radiator underneath the sash window to front and with a pendant light above.



A glazed door leads to a bright and spacious reception room, also having a sash window to front with a radiator beneath. A gas coal fire is featured within the room with a period mahogany mantel above and granite surround and hearth. This is lit by four wall lights lining the room and a pendant light above.



The centrally located kitchen emits a cosy ambience facilitated by display lighting fitted discreetly beneath the wall and base units, which are completed with beech worktops. The units also include a plate and wine rack and space for an integrated refrigerator. A green and cream tile lies to splash areas around the kitchen, flowing past the Astra cast Belfast sink unit with brass hot and cold pillar tap and window to rear above, whilst a gas fired Rayburn with mantel above warms up the room. The kitchen is completed by a low pendant light casting a soft hue over the dining table. There is also access to an understairs cupboard for storage and the tiled flooring leads into the utility room, continuing the base units of the kitchen with a dishwasher and plumbing for an automatic washing machine. This is also lit by a pendant light, has a window to rear and a door for access to the good-sized single car garage with space for both a car and further storage. The garage is fitted with fluorescent lights, a radiator, electric sockets and entered from the front by electric doors. Natural light streams through a window to the side of the property.



The downstairs cloakroom holds an opaque window to rear, pendant light above and low flush w.c. It is also fitted with a pedestal wash hand basin with hot and cold pillar taps and a radiator.



The second reception room is located in the rear of the cottage with windows across the back and to the side, offering full views of the garden. This reception room holds both pendant and wall lights and a radiator. French doors open up to the rear garden to reveal paving flags on top of which a brick out house sits for convenient storage of gardening equipment. A good-sized lawn area stretches away from the property and is enclosed by a fence. To the right, there is access through a side gate to the front garden.

Advancing up the stairs to the landing, this area provides access to the double bedrooms all entered through oak doors. It has a radiator, further wall light and offers access to the loft space.

Bedroom three lies to the left of the hallway. This is the first of the three double bedrooms with a window to rear, radiator, carpet and two wall lights.



The master bedroom is a good-sized room with a pendant light, radiator and window offering views of the front. The ensuite lies to the side with a neutral-coloured panelling to dado and wood effect laminate flooring. Its four-piece suite includes a bathtub with hot and cold brass-coloured taps and telephone-style hand shower over with a porcelain shelf to the side. There is a pedestal wash hand basin with glass shelf, mirror and shaving point above and a low flush w.c. To the corner lies a shower with waterproof panels, sliding glazed doors and an extractor fan above. The ensuite is finished with a pendant light, opaque window to rear and heated towel rail next to a cupboard housing the water tank.



Bedroom two has a window to front, radiator and is lit by two wall lights.



The bathroom lies in between the double bedrooms for convenient access. An opaque light tunnel allows for natural light to flow through the bathroom, aiding the wall light. The four-piece suite with brass details comprises of a low flush w.c., pedestal wash hand basin with hot and cold brass taps, a porcelain shelf and shaving point above. A shower bath is fitted to the

right, with an extractor fan above and hot and cold tap with telephone-style hand shower over. The shower is a Triton Trance electric shower with a glazed panel to side and is framed with waterproof panelling. The floor consists of a laminate wood-effect flooring whilst wall panelling to dado lines the sides. The bathroom also has the luxury of a heated towel rail.



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 West Lancashire Council

The EPC rating is D

The Council Tax Band is C

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.