



Maria B Evans Estate Agents Limited

6 Birchwood Avenue, Hutton, PR4 5EE

Offers in the region on £695,000



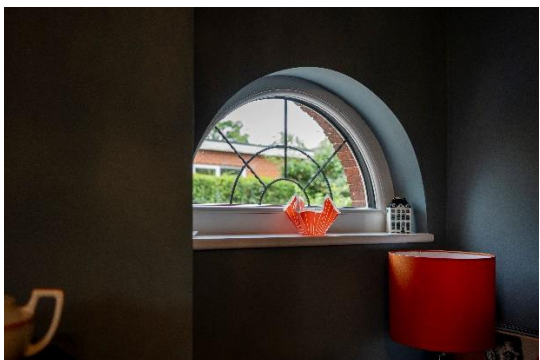
- Handsome, detached family residence
- Traditional period property holding 8ft tall ceilings
- Spacious hallway with butterfly style staircase
- Elegant principal lounge with attractive features
- Generously spacious living room with French doors
- Well-appointed KAM Design living dining kitchen
- Adjacent kitchen-complementary utility room
- Five bedrooms – four double, one large single room
- Master bedroom with dressing area and en suite
- Family bathroom with four-piece Heritage suite
- uPVC and aluminium double-glazed window
- Good-sized, mature garden to the rear
- Parking for three/four cars and EV charging point
- Attached single garage with power and light
- Peaceful tree-lined lane setting close to amenities

- Easy access to road and rail commuter transport links

An open porch with tiled floor and two built-in meter cupboards shelters the striking front door with decoratively leaded inset and matching side panels which allows natural light to flow through to the hall. Also lit by a pendant light and warmed by a radiator, the exposed oak floorboards from the hall continue into the living room. A painted spindle staircase rises and turns to the first floor and has a cupboard beneath for household essentials and four-panel oak doors with brass knobs feature throughout. It is clear from the first-footing, this family home has been well loved and cared for by the current family and finished to an exceptional standard whilst keeping between the lines of its original charm.



The elegantly presented lounge has a bay window to the front beyond a proscenium arch and a half-moon leaded window to the side. The room features a polished cast iron fireplace with tiled insets and granite hearth supporting a gas coals fire and having built-in cupboards to either side. In line with the build era, there is a traditional style radiator, decorative coving and a central ceiling rose with pendant light for evening ambience.



The generously spacious living room has French doors to the rear garden, a half-moon leaded window to the side and two pendant lights. The eye is drawn to the attractive stone fire surround and hearth with gas coals fire and a traditional style radiator to supplement when needed.



The L-shaped living-dining-kitchen has sliding patio doors to the rear, windows to the side and rear and is also lit by recessed down-lights plus strategically placed pendant lights. The living area has space for a sofa alongside the ingle-set Portway gas fire in stove style; two vertical tube radiators also warm the areas. The dining area has ample space for a table and chairs beside the sliding patio doors with views over the garden.



The kitchen is fitted with an excellent range of KAM Design solid wood cabinets hand-painted in pebble and taupe and including a central island breakfast bar. Coordinating granite work surfaces surround and incorporate an inset under-mount one and a half bowl sink unit and etched side drainer. Also inset is the Neff five-ring induction hob with matching chimney-style extractor fan above, with an eye-level Neff double oven and grill existing close by. Integrated appliances include a full height fridge and freezer, Neff microwave and automatic dishwasher. The herringbone design LVF flooring continues into the adjacent utility room with recessed downlights and a composite door to the rear. The kitchen-complementary cabinets with granite effect worktops have an inset porcelain double drainer sink unit with white subway tiling beyond and under-counter space for a tumble dryer and plumbing for a washing machine. There is a built-in settle, most useful when kicking off muddy boots, with coat hooks above and a cupboard housing the Baxi gas central heating boiler.



The butterfly staircase gives way to the first-floor split-level landing with two pendant lights, a built-in linen cupboard and an access point to the fully-enclosed and insulated loft with a drop-down ladder.



The landing to the left gives way to the broad entrance of the master bedroom which is fitted to either side with an excellent range of Kevin Roper wardrobes with glass-fronted sliding doors. The light and airy king-sized bedroom space has sliding patio doors and Juliet balcony to the rear, two opaque side windows and a pendant light. An opening gives away to a small seating space with window to the rear and a door to the en suite which is fully tiled in a turquoise shade of large subway tiling and marble effect porcelain floor tiles. The white Heritage three-piece suite comprises a quadrant shower, grey wall-mounted vanity drawer with inset console wash hand basin and a low flush WC. In addition, there are recessed downlights, a radiator with a chrome heated towel rail over and a Velux skylight to the side.



The good-sized bedroom two has a bay window to the front, a pendant light and a traditional style radiator. There are Kevin Roper fitted wardrobes to either side of a central dressing table and further space for drawer banks and night-stands.

Bedroom three has a window to the rear, pendant light and radiator. This spacious room is also fitted with a double wardrobe and has further space for additional furniture.



L-shaped bedroom five has a window to the front, a pendant light and radiator. Fitted with a desk and cupboards beneath, the large single room is currently used as an office.

To the right wing is the dual aspect bedroom four which has windows to the front and side, a pendant light and radiator. There's a fitted double wardrobe and attached desk plus space for further furniture.



The family bathroom is decorated in monochrome style, has two Velux windows to the side, recessed downlights, and a vertical tube radiator with attached chrome heated rail warms the towels. The white subway tiling with black edging and detail and the black hexagonal floor tiling form the backdrop to the three-piece white Heritage suite comprising shower with glass screen, pedestal wash hand basin with two wall lights over, low flush WC and tile-panelled bath with centralised mixer tap and hand shower.



The property is approached via a peaceful birch tree lined cul de sac and through double wrought iron gates opening to a concrete drive with parking space for three to four cars – potentially more – an EV charging point and leading to the double timber doors of the attached garage with power and light, two windows and a personal door to the side. A high privet hedge and deep, mature shrub borders offer a degree of seclusion to the front garden and a timber gate opens to a conifer-lined concrete path to the rear south-west facing garden. High hedges and fences also enclose the secluded, split-level, well-stocked and landscaped rear garden. An Indian stone flagged patio stretches across the rear elevation to provide a fabulous seating area overlooking the lawn and housing a new large wooden shed. The lawn is edged with herbaceous and shrub planting, featuring mature trees such as the large willow and a trio of laburnum. To the side, an arbored path gives way to the orchard with a selection of apple tree varieties, a damson tree plus twin raised vegetable beds. Beyond this, a further patio provides space for a barbecue and al fresco dining and is surrounded by raised, sleeper-edged borders with bedding plants and, alongside, a further side gate to the front.



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 South Ribble Borough Council

The EPC rating is C

The Council Tax Band is G

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.

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