



Maria B Evans Estate Agents Limited

89 Chorley Road, Hilldale L40 3SL

Offers in the region of £205,000



- **Cottage oozing with character in idyllic rural village location**
- **Off-road parking for two vehicles**
- **Pretty rear garden with open aspect views across fields**
- **Cosy reception with electric coal effect fire**
- **Well-appointed breakfast kitchen to the rear**
- **Enjoys both a front porch and rear boot room for coats and boots**
- **Spacious double-sized master bedroom with fitted wardrobes**
- **White three-piece suite to the bathroom**
- **Second room with additional fitted storage cupboards**
- **Warmed by gas central heating throughout with double glazed windows**
- **Easy access to local schools and amenities**
- **Close to road and rail commuter transport links**

This pretty, bijou cottage is nestled within an idyllic village location and has amazing open aspect views from the rear garden. It is approached over a brick paving providing off-road parking for two vehicles and planted with shrubs. A timber door grants entrance into the entrance vestibule, which is fitted with chequered tile flooring, two windows to side and illuminated by a pendant light above.



The reception unfolds after this. A cosy, welcoming room, this space includes both a window to side, with a radiator beneath, and one to front with a warm oak flooring and pendant light above. The focal point of the room is a cast iron electric coal effect fireplace with an oak mantle above and stone flag hearth below whilst decorative tiles flank the sides. There are also fitted shelves to the corner with a cupboard below to house energy meters.



Through an oak door with glazed insets lies the breakfast kitchen. This is installed with a stone tile flooring and pine wall and base units with laminate countertops to include: a stainless-steel sink unit with etched drainer to side and swan-neck mixer tap, a single oven and grill with a four-point gas hob and extractor fan above. The kitchen is finished with a chequered splashback whilst recess downlights are speckled across the ceiling. The base units offer two spaces for plumbing for an automatic washing machine and dishwasher and there is a space for a refrigerator and freezer underneath the stairs. To the corner, a gas central heating combination boiler is set within an oak housing cover. There is a window offering brilliant views of the rear and one to the side with a radiator beneath. A rear porch can be found off the kitchen, making space for boots and coats and providing access to the rear garden. This is completed with the same flooring, a recess downlight and white painted brick walls.

Ascending the oak stairs leads to a split-level landing. Tongue and groove oak doors grant entrance into all the rooms off the landing, which are all fitted with oak flooring.



The master bedroom is situated to the front of the property, offering space for a double bed between fitted wardrobes and overbed storage cupboards. A pendant light and window to front guides light into the room whilst a radiator warms from the side wall.

A second room is situated to the rear of the property, offering space for a multitude of uses, for example, a home office, a cot room or dressing room. The is fitted with storage and cupboard space to the walls. A window overlooks the side of the property with a radiator beneath.



The bathroom is fitted with a three-piece white suite comprising of a fully tiled bath with an electric Mira shower over and glazed protective screen to the side. Additionally, there is a close coupled w.c. and pedestal wash hand basin with fitted shelves and mirror over. This bathroom is finished with a chrome heated towel rail, opaque window to rear, recess downlights and white tiling to splashback areas.



The rear garden holds beautiful open aspect views. Stepping out of the rear porch leads onto a

stone patio to form a seating area. Brick paving exists to the side whilst the lawn stretches to the end of the garden which is bordered with a hedge to the rear and fences to the side. A side timber gate offers access back 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 West Lancashire Borough Council

The EPC rating is D

The Council Tax Band is B

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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