



## Maria B Evans Estate Agents Limited

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**64 Towngate, Ecclestone, PR7 5QR**

**Offers in the region of £270,000**



- Charming, detached, well-maintained residence
- Set on a spacious corner plot with easy-care gardens
- Well-proportioned lounge and separate dining room
- Good-sized fully fitted medium oak breakfast kitchen
- Three bedrooms – two spacious double, one single
- One of the bedrooms situated to the ground floor
- Ground floor bathroom with white three-piece suite
- Warmed by gas central heating throughout
- uPVC double glazed windows and doors
- Neat resin driveway parking for three/four cars
- Single, detached, brick garage with power and light
- Paved patio gardens to front and rear with raised beds
- Easy access to the local shops and village amenities
- No onward chain with the sale of this property

Set beyond a low retaining wall with inset timber double gates, this attractive, detached and well-maintained three-bedroom residence has a neat resin driveway providing parking for three to four cars and leads to a detached brick-built single garage with up-and-over door, power and light, and door and window to the side. There is a paved frontage with flower and shrub border plus island planting. A timber gate opens to the enclosed, split-level rear garden which is laid to paving stones, has raised flowerbeds and a perimeter concrete path.



From the driveway, a resin pedestrian path leads to the uPVC front door with inset leaded panels and opens to the porch having a ceiling light and an electric meter cupboard. A glazed door with matching side panel opens to the T-shaped hallway with decorative coving and a pendant light.



Lit by ceiling and wall lights, the well-proportioned lounge has a picture window to the front overlooking the garden and driveway. The focal point of the room is the attractive Adams-style fire surround and hearth with space for an electric fire and having a television point to the side.



The second reception room is the good-sized dining room which has a diamond leaded window to the rear and a pendant light. From here, the staircase with panelled balustrade rises and turns to the first-floor landing.



A sliding door from the hall gives way into the kitchen which also has a diamond leaded window to the rear and a fluorescent strip light. The good range of medium oak wall and base cabinets incorporates drawers, glazed display cabinets and shelves and has splash tiling between levels. The marble effect worktops have an inset single drainer sink unit and mixer over and set below the rear window. Also inset is a Belling four-ring ceramic hob with matching oven and grill below and a canopy extractor fan above. There is also ample space for a fridge freezer and an automatic washing machine. The non-slip vinyl flooring continues beyond the back door into the rear porch which has timber panelled walls with coat hooks and a uPVC door into the rear garden with an opaque glass side panel.



The ground floor bathroom has an opaque leaded window to the rear, a ceiling light and vinyl tiled flooring. With fitted wall panels to all splash areas, the three-piece white suite comprises a low flush WC, vanity set wash hand basin with mono-bloc tap, and a panelled bath with mixer tap with shower attachment and curtain rail over. For added convenience, there are two wall-mounted mirror cabinets for toiletries.

The first-floor landing has a ceiling light and gives way to two further bedrooms.



Bedroom one has a picture window to the front and a pendant light. This good-sized, ground floor room has ample space for bedroom furniture such as wardrobes, a chest of drawers and nightstands.

Bedroom two has a diamond leaded window to the rear and a pendant light. There is an inset wall cupboard and a range of fitted wardrobes with timber panelled sliding doors to one wall. A door opens to a washroom with fitted base cabinets and an inset wash hand basin with wall-mounted mirror above and a ceiling light. From here a concertina-style door opens to reveal the wall-mounted Worcester gas central heating boiler and an area of loft space.



Bedroom three is currently used as a study, has a diamond leaded window to the rear, a pendant light and a fitted wardrobe.





**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 D**

**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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