



Maria B Evans Estate Agents Limited

56 South Road, Bretherton PR26 9AB

Offers in the region of £235,000



- Two-bedroom semi-detached property
- No chain involved with this property
- Set in the beautiful village location of Bretherton
- Spacious master bedroom to the front of the property
- Second bedroom with walk-in closet
- Family three-piece suite shower room
- Good-sized reception room to the front with multi-fuel burner
- Three-piece shower room to the first floor
- Ground floor bathroom with jacuzzi bath
- uPVC windows and gas central heating throughout
- Close to local schools and amenities

Welcome to this charming, semi-detached property in the heart of Bretherton. Approached by a shale driveway with stone flags to the rear, this space provides off-road parking for three and entrance into the property through a uPVC door. Opening into the entrance vestibule, this space is laid with a tiled flooring, making the perfect space to off load boots and coats.

Continuing through an oak door with frosted glass insets, the first reception room unfolds.



This is a good-sized, neutrally decorated room with light grey walls and carpet fitted, a window to front, pedant light above and radiator to the side. The focal point lies in the cast iron multifuel burning stove with a brick surround, oak mantel beam and stone hearth, creating a cosy feel within the room. It is completed with a television point to the side and cupboards to house the electricity and gas meters to the corner.



The second reception room holds much potential with the possibility to become either a formal dining room or a snug and holds the stairs to the first floor. This is accessed by the same oak door with frosted glass insets that are repeated throughout the ground floor, has a fireplace, but with a tiled hearth instead. A pendant light illuminates the room from above whilst two narrow, glazed panel windows to the side are placed strategically to allow light into the room. There is a radiator to side, cupboard for storage and entrance into both the inner hall and kitchen area.



The kitchen is a bright, spacious area with modern, neutrally coloured wall and base units with subway-style, white splashback in between. Topped with laminate, these units also include a stainless-steel sink unit with etched drainer to side, space for a stacked refrigerator and freezer and plumbing for an automatic washing machine. There is an electric integrated oven with 5-ring gas hob and extractor fan above, column radiator to the side and patio doors allowing access to the rear. It is lit by a central light above and has a multitude of electric sockets, creating a well-stocked kitchen.



The inner hall is lit by both a wall and pendant light, has its own radiator and grants access outside through a uPVC door to the front. The ground floor bathroom is also accessed through here which is fully tiled, comprising of two opaque windows- one to the side, the other to the rear- a close coupled w.c., a pedestal wash hand basin with mixer taps and a mirrored fitted cabinet with integrated lighting fitted above. The panel jacuzzi bath is equipped with a shower above and glazed panel to the side. Finishing off the bathroom amenities is the chrome heated towel rail, pendant light and cupboard to house the gas central heating boiler.



The master bedroom is situated to the front of the property. It is fitted with carpet, has a radiator, a pendant light above and window to the front.



The second bedroom has a window to the rear, pendant light and radiator. It is also equipped with a good-sized storage cupboard fitted with hooks and shelves for convenience. The loft is also easily accessed from this room.



The three-piece shower room lies between both bedrooms, comprising of a close coupled w.c., pedestal wash hand basin with mixer taps and mirrored cabinet above. To the corner there is a fully tiled shower with waterfall head and separate hand shower whilst glazed sliding doors enclose.



The rear garden provides a tranquil space for relaxation and is bordered by high walls, over which climbing plants cascade over. Paved slabs are laid to the ground with a shale around, leading to the side doors of the detached, tandem garage. Access to the front of the property is obtained through the side gate.

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 A

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.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095
W: www.mariabevans.co.uk E: sales@mariabevans.co.uk rentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA