



Maria B Evans Estate Agents Limited

183 The Green, Ecclestone, PR7 5SX

Offers in excess of £470,000



- Attractive, refurbished, detached true bungalow
- Set close to all the amenities of Ecclestone village
- 1350 square feet of well-presented accommodation
- Entrance porch and hallway with cloaks cupboard
- Living room with multi-fuel burning stove
- Broad opening to the well-appointed dining kitchen
- Very spacious kitchen with Cuisinemaster range cooker
- Three double bedrooms – one with en suite bathroom
- One bedroom currently used as further sitting room
- Spacious fully tiled contemporary shower room
- Gas central heating and double glazed throughout
- Private, four-car Tarmacadam driveway parking
- Detached single garage with power and light
- Exterior security and garden wall lighting
- South facing rear garden overlooking the school field
- Easy access to motorway and commuter transport links

This charming property is accessed via the composite door with an opaque glazed inset and opens, firstly, to a porch with tiled floor, two recessed downlights, a wall mounted radiator and a shoe cupboard. A further uPVC door with stained and leaded glass insets and similar surrounding panels opens to the hallway having two further recessed downlights and a full-height built-in storage and coats cupboard.



Vertical panel interior doors can be seen throughout the property and the first one gives way to the living-dining-kitchen area which features, to the left, a living room with front window fitted with plantation style shutters. This well-proportioned room is lit by a pendant light, has a television point, is wired for surround sound and has a stone fireplace housing a multi-fuel burning stove.



The dining kitchen has stone effect flagged flooring with underfloor heating, recessed downlights and window and door to the side. There is an excellent range of pale grey Shaker style wall and base cabinets surrounding three sides of the central dining area. With grey tiled upstands, the bleached oak effect worktops have an inset porcelain one-and-a-half bowl single drainer sink unit with swan neck mixer tap over and, close by, is an automatic dishwasher. A beamed niche with antiqued mirror splash-back houses a five-burner Cuisinemaster dual-fuel range cooker and, alongside, is an integrated AEG microwave oven. The side door with step down gives way to the utility room which has a part opaque glazed door to the side, recessed downlights and vinyl tiled flooring. This area creates a perfect boot room, has plumbing for an automatic washing machine, space for a tumble dryer and a fridge freezer.



From the kitchen, there is a door to the rear hall with recessed downlights which leads to the bedroom two which is currently being used as a sitting room. This room has French windows to the rear and the window to the side, central pendant light, radiator and wood laminate flooring plus a wall mounted television point.



Bedroom three has a side window, a pendant light, radiator and ample space for clothes storage furniture.



A further door from the kitchen gives way into a second hallway with recessed downlights and a loft access point with Slingsby-style ladder. From here, the good-sized master bedroom has a window to the rear, central pendant light, radiator and space for wardrobes and drawer banks. The fully tiled en suite has recessed downlights, bleached wood laminate flooring, a chrome ladder-style heated towel rail and a radiator. The three-piece white suite comprises a pedestal wash hand basin, close coupled WC, and a panelled bath with central waterfall tap and hand shower.



Fully tiled to walls and floor and having underfloor heating, the bathroom has an opaque window to the side and a black panel radiator. The contemporary suite comprises a glazed shower cubicle with toiletries ledge/seal, a wall-mounted dual plinth with twin wash hand basins, and close couple WC. In addition, there is a shaver point, recessed downlights, wall lights and illuminated mirrors.



This attractive, white rendered property is set beyond a corresponding retaining wall, laurel hedging and Tarmac driveway which provides parking for four cars and leads to a detached garage with up-and-over door, power supply and security lighting. Timber gates in wrought iron frames give way to the good-sized, enclosed, split-level rear garden with a flagged patio for al fresco dining and a step down to a lawn area with shrub borders. The garden is bordered by a low-level slate retaining wall with narrow shrub border and higher timber fencing beyond and an outlook of the school field to the rear. The location is perfect for access to the local amenities and schools as well as within easy reach of motorway access and commuter transport links.



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 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.

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