



## **Maria B Evans Estate Agents Limited**

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**22 Springmount Drive, Hilldale, Parbold WN8 7AP**

**Offers in the region of £575,000**



- Stunning, semi-detached, extended property in Hilldale village
- Recently refurbished and redecorated to an exacting standard
- Generously spacious reception room with media wall
- Contemporary kitchen-dining area with feature lantern roof
- Kitchen complementary adjacent utility room
- Ground floor double bedroom with patio doors to the rear
- Ground floor cloakroom with two-piece suite
- Three further double bedrooms to the first floor
- Master bedroom with en suite shower room
- Stunning family bathroom with four-piece suite
- Warmed by gas central heating and UPVC double glazing
- Tarmacadam drive with ample car parking space
- South-east facing rear garden with lawn and ceramic tiles
- No chain with the sale of this property

Recently refurbished and redecorated to provide excellent accommodation with stylish and contemporary finishes, this property comprises of a spacious reception room, a kitchen-dining area with complementary utility, double bedroom and ground floor w.c. To the first floor, there are a further three double bedrooms, the master having an en suite, and a four-piece modern family bathroom. The rear garden is perfectly landscaped, laid partially with ceramic tile and partially to lawn and has access to the detached, double garage with power and light.



To the rear of the property, the kitchen-dining area unfolds into a stunning, welcoming space, ideal for entertaining. Bi-folding doors stretch across the rear elevation whilst a lantern light allows further natural light to disperse across the area. The well-appointed kitchen fits seamless across two walls in white, handleless wall and base units with a soft close feature. These are completed with marble-effect quartz upstand countertops for a sleek and contemporary finish and provide an abundance of storage and access to electrical sockets. The units hold a plethora of integrated appliances to include a refrigerator, freezer, dishwasher, Hotpoint double oven and grill and inset one-and-a-half bowl sink unit with swan neck mixer tap and etched drainer to the side. The kitchen features a central island with a pendant light over and extends to provide seating. This holds further storage and a four-point induction hob with built-in central extractor fan. Discreet undercounter lighting facilitates a calming ambience which is furthered by recess downlights to the ceiling. The rest of the area offers ample space for dining and is warmed by two vertical radiators.



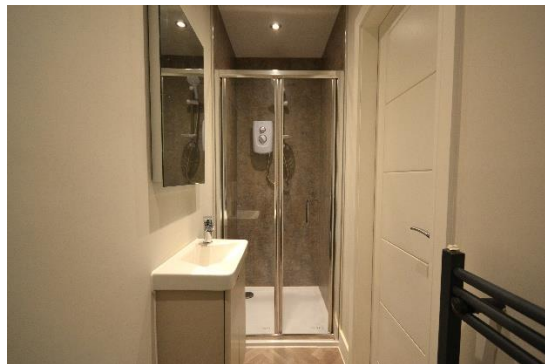
Bearing to the right of the entrance hallway, a white panelled door with glazed inset opens up to the reception room. This is a spacious room with an abundance of light streaming through the four vertical windows to the front of the property. Its focal point is the central media wall with a television point and remotely controlled electric fire feature below. The space is warmed by two vertical column radiators plus a further radiator to the side and recessed downlights above.



The utility room can be accessed from the kitchen-dining area and is fitted with base units in white, having a granite sink with swan neck mixer tap over and an etched drainer to the side. Here, there is much space for utilities and a UPVC door offering access to the side and has a window alongside. This area is warmed by a radiator and lit by a pendant light.

The ground floor is completed with a double-sized bedroom having UPVC patio doors to the rear garden, recess downlights above and a radiator to the side. Alternatively, this room could also be used as a snug.

Ascending the stairs, both a Velux window and recess downlights illuminate the landing area which is warmed by a radiator and lead to all of the first-floor bedrooms and the family bathroom. There is also a convenient storage cupboard with a pendant light.



The master bedroom is a double room with a window overlooking the rear, a central pendant light above and a radiator. It is equipped with a three-piece en suite, to include a Triton electric shower with glazed sliding doors, a close-coupled w.c. and vanity wash hand basin with monobloc tap and illuminated mirror above. The suite is laid with laminate flooring, has recess downlights above and a heated towel rail to the side.

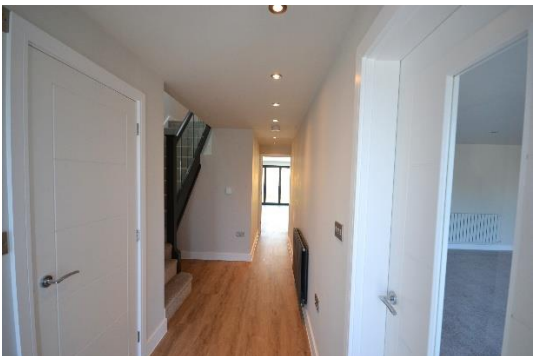




The final two bedrooms are both doubles, the first with a window to the front of the property and good-sized cupboard space for storage. It is lit by recess downlights and warmed by a radiator, whilst the other bedrooms has a window to the rear, pendant light and radiator.



The family bathroom is fitted with a four-piece suite with modern finishes. This is tiled to splash areas and features a walk-in shower with monsoon head, additional hand shower and glazed panel to the side and a vanity wash hand basin with monobloc tap and illuminated mirror above. A standalone bathtub with monobloc tap and additional hand shower is positioned beneath the opaque window to the front and there is also a heated towel rail to the side. Finally, the suite is completed with a close coupled w.c, extractor fan, recess downlights above and laminate flooring in a herringbone-style.



The property is approached by a Tarmacadam drive offering ample parking and having wiring for an electric car charging point. Entered through a composite front door with an opaque glazed inset and opaque glazed panels to either side, the entrance hallway extends throughout the property, fitted with an oak-effect flooring (running throughout the majority of the ground floor), is warmed by a vertical column radiator

and lit by recess downlights. To one side, a cupboard houses the boiler and provides storage for coats and shoes. Adjacent to this, a convenient ground floor w.c. includes a vanity wash hand basin with monobloc tap and close coupled w.c. It is lit by recess downlights, has an opaque window to the side, recessed downlights, an extractor fan and vertical column radiator.



The rear garden has been thoughtfully landscaped with a combination of both lawn and ceramic tiles. A slightly elevated area performs as a sun deck and offers much space for outdoor furniture. The garden is enclosed with high timber fencing for privacy, set atop of a slate bricked wall. There is also access available to the front of the property by a Tarmacadam path that leads to, and extends across, the driveway. The detached, double garage has concrete flooring, power and light and an electric roll-top door.



**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 TBC**

**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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