



Maria B Evans Estate Agents Limited

20 Cricketers Green, Eccleston, PR7 5UF

Offers in the region of £280,000



- Detached four bedroom family home
- Three reception rooms
- En-suite to master bedroom and family bathroom
- Gas central heating and double glazing
- Secluded rear garden
- Driveway parking for 2 cars
- Short walk to village amenities and two primary schools
- Ideal family home
- Offering great potential for renovation project

This four bedroom detached house comes to market offering ideal accommodation for a variety of buyers, be it your first home, family home or something smaller to downsize into, No 20 Cricketers Green has three reception rooms, and a lovely secluded garden to the rear. Round the corner is one of the villages two primary schools and the usual village amenities are within walking distance.

A Upvc door with opaque glazed side panels opens into the entrance hallway, which has a laminate floor, and two pendant lights. A Wc off with a window to the front and radiator comprising of a low flush Wc, pedestal wash hand basin and a pendant light. Off the hall to the right is a kitchen to the front, fitted with a range of wall and base units to include a one and half bowl stainless steel sink unit with swan neck mixer tap, space for a gas/electric cooker and plumbing for an automatic washing machine. The flooring is tiled for convenience and the room has ceiling spot lights and a radiator.



Adjacent to the kitchen, the garage has been converted into the first of the three reception rooms, and offers an ideal space for home office, playroom, second lounge or dining room. The electric meter cupboard and a storage cupboard are located here and the room has a window to the front, pendant light and wall lights, and warmed by a radiator.

The hallway continues passing a two- tiered staircase to the first floor and opens into a dining room area which has French doors leading into the secluded garden. The laminate flooring from the hallway continues throughout this area, highlighting the open plan feel. Next to the dining room is a well- appointed lounge with a feature living flame gas fire set into a marble surround and hearth with mantle over. A pendant light and wall lights illuminate the room with light flowing through the window to the rear and a radiator warms the room for those chillier evenings.



The staircase leads to a half landing with etched window to the side and spindle staircase leading to the landing which has access to the loft and the airing cupboard.



The master bedroom is situated to the rear of the property, benefiting from a lovely view of the mature private rear garden. Fitted with wardrobes to two walls, one with central space for a double bed and a pendant light. The en-suite has a three piece white suite, comprising of a shower cubicle with power shower, low flush Wc and a pedestal hand wash basin. The walls are tiled to splash areas and the flooring is conveniently tiled. There is a radiator and pendant spotlight. The remaining three bedrooms, one to the rear and two to the front, all have a radiator and pendant lighting. Bedroom three has a dado rail and bedroom four a laminate floor.



The family bathroom is fitted with a three piece white suite comprising low flush Wc, pedestal wash hand basin and panelled bath. Ceiling spotlight, chrome radiator and the walls and floor are fully tiled. The window is to the side elevation.



To the front of the property is a Tarmac driveway with parking for two cars, side pathway leading to the rear garden. The rear has a patio, fenced boundaries with mature trees around the lawn and is not overlooked to the rear. There is a timber garden shed.



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 C

The Council Tax Band is E

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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