



Maria B Evans Estate Agents Limited

15 Cortland Avenue, Eccleston PR7 5FP

Offers in the region of £450,000

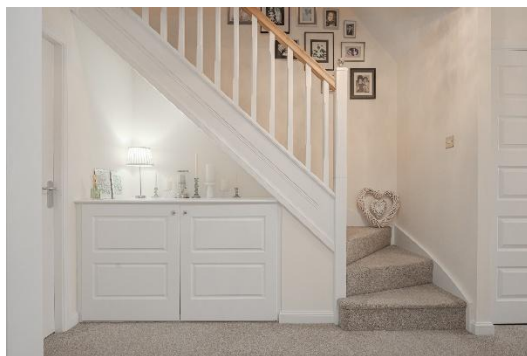


- Immaculately presented, detached property
- Enjoying a prime village location
- Five superbly sized bedrooms- two with en suites
- Three-piece family bathroom to the first floor
- Open plan living, kitchen, diner
- Two sets of French doors opening out to the rear
- Complementary utility
- Separate, generously sized reception room
- Two-piece w.c. and adjacent cloakroom
- Beautifully landscaped rear garden with south-facing orientation
- Attached single garage with up-and-over doors, power and light
- Off-road parking for three vehicles to the front
- Within close proximity to local shops, facilities and schools

This immaculate five-bedroom family home at Cortland Avenue offers style, versatility and, above all, space. Designed for family living, it offers a welcoming entrance hallway, bright reception room, open plan kitchen, dining and living area with direct access to the beautiful south-facing garden. Upstairs, the master and second bedroom are equipped with three-piece en suites, whilst the further three bedrooms are serviced by a family bathroom. To the front, there is access to the attached garage and parking for three. Just a short walk to local shops, cafés, and restaurants, and set within the catchment for excellent schools, this home offers the perfect family setting with everything you could possibly need right at your fingertips.

Home sweet home...

The approach at 15 Cortland Avenue sets the tone for the immaculate finish inside, having a Tarmacadam driveway with shale areas providing parking for three vehicles. Smart, black railings secure and border the frontage, complementing the style of the estate, and the single, attached garage can be accessed from here, illuminated softly by spotlights above and having up-and-over doors, power and light. Stepping through the front door, a welcoming hallway awaits, where the staircase rises to the first floor and discreet fitted storage sits beneath, cleverly doubling as display space. From here there is a two-piece w.c. with pedestal wash hand basin and close-coupled w.c., along with a separate cloakroom area for useful storage for coats and shoes.



Relax and unwind...

Double doors with glazed insets lead into a light and spacious reception room. The bright and airy atmosphere is enhanced by a bay window to the front of the property, while the generous proportions provide ample space for furnishings. A television point is positioned to the corner, whilst a second set of double doors connect this space to the open plan living, dining, kitchen area.



Open plan living...

Spanning the full width of the property's rear, the kitchen forms a wonderful hub for family life and entertaining. Presented with beige wall and base units in a gloss finish, complemented by marble countertops and upstand, the space offers both style and functionality. To one side, the counter extends to provide ample preparation space, whilst a range of integrated appliances include a double oven and grill with five-point gas hob and extractor fan above, a refrigerator, freezer, dishwasher and one-and-a-half sink unit with etched drainer. Further amenities are located in the utility room (accessed from this space) which is fitted with the same units, plumbing for an automatic washing machine and direct access to the exterior from the side.



The dining area enjoys an abundance of natural light, enhanced by a bay with French doors and full-length glazing to either side overlooking the rear garden. Adjoining this, the living area provides a versatility and comfort, complete with another set of French doors to the rear and a television point. Together, these areas create an ideal setting for entertaining, with the added benefit of a separate reception room when a quieter retreat is desired.



And so, to bed...

Upstairs, the landing leads to all five well-proportioned bedrooms and the family bathroom, whilst also providing access to the loft and a useful storage cupboard housing the hot water tank.

The master bedroom is beautifully lit with twin front-facing windows and appointed with a stylish range of 'coffee and cream' fitted wardrobes, several with mirrored frontages. Serving the room is a three-piece en suite, comprising of a shower with

glazed folding doors to enclose, a pedestal wash hand basin and close-coupled w.c. It is finished with a chrome heated towel rail and tasteful tiling to splash areas.



Bedroom two is another generously proportioned room, enhanced by a rear-facing window and white fitted wardrobes to one wall. Its own three-piece en suite is finished with a fully tiled shower with sliding glazed doors, a pedestal wash hand basin and close-coupled w.c.



Bedroom three is yet another good-sized space and enjoys natural light from a Velux window to the front, whilst bedrooms four and five have windows outlooking the rear and front respectively.



Bedroom five is a comfortable single and benefits from a useful integrated storage cupboard, offering flexibility as a home office or additional bedroom.



The family bathroom contains an elegantly fitted suite featuring a panelled bath with tiling around, overhead shower and glazed panel to the side. A modern vanity wash hand basin is fitted to the opposite wall, paired with a vanity cupboard with mirrored fronts above and a close coupled w.c. to the side.



The blooming hour...

The rear garden at Cortland Avenue has been attractively landscaped to include a central lawn bordered by paved pathways and well-stocked, sleeper raised beds filled with a mixture of colourful mature shrubs and flowers. There is a choice of seating areas, including a sociable, sunlit patio area to one corner- an ideal place to enjoy the superb south-facing orientation of the garden. To the side, the timber greenhouse provides excellent scope for those with a passion for gardening and is equipped with power and light. Behind this, a lattice fence provides discreet storage for bins.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Leasehold

We are reliably informed that the lease length is 155 years

We are reliably informed that the Lease is £325 PA

We are reliably informed that the Lease Charge Renewal is every 15 years

We are reliably informed that the Service Charge is £178.56 PA

The Local Authority is Chorley Borough Council

The EPC rating is TBC

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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