



Maria B Evans Estate Agents Limited

22 Windsor Road, Ecclestone PR7 5SG

Offers in the region of £260,000



- Semi-detached, three-bedroom property
- Superb village location with easy access to local amenities
- Cosy reception with feature log burner
- Spacious kitchen with Neff appliances
- Conservatory to the rear with dining space and garden views
- Three bedrooms to the first floor- two double, one single
- Three-piece family bathroom
- Detached single garage with power and light
- Ample parking on gravel drive to the front

22 Windsor Road... a delightful family home offering three bedrooms and a family bathroom to the first floor, with a cosy reception room featuring a log burner, kitchen and separate dining area on the ground floor. Outside, a generous garden combines lawn and patio areas, complemented by a detached single garage and ample parking to the gravelled driveway. Ideally positioned with local amenities a stones throw away, this is an ideal home to put down roots and grow...

Welcome home...

Step inside through the welcoming entrance hallway, finished with a wood-effect laminate flooring that flows consistently throughout the ground floor. Natural light filters through a window to the side of the property, complemented by pendant light overhead, whilst a handy corner cupboard discreetly houses the meters.

To the right, a panelled door opens into the charming reception room. Here, a characterful log burner with a stone hearth and oak beam creates a warm focal point beneath the television point. The room is bathed in ambient light from wall fixtures and enjoys an outlook to the front of the property.



Look what's cooking...

Positioned at the rear of the home, the kitchen is appointed with cream wall and base units, complemented by a range of integrated Neff appliances including a double oven and grill, refrigerator, freezer, and dishwasher. Additional features include plumbing for a washing machine, an induction hob with extractor above, and tiled splashbacks. A stainless steel sink with etched drainer sits perfectly beneath a glazed inset, looking through into the conservatory.



Dining in...

The dining area is a generous space, offering ample room for a dining table- ideal for family gatherings. The room is finished with a television point to one wall, recessed downlights above and windows across the rear with central patio doors leading out to the garden space.



Sweet dreams...

The master bedroom is a double room with fitted wardrobes, bedside and a window to the front.



The second bedroom is another double room with a window to the rear and pendant light above.



The third is a single sized bedroom with a front-facing window and central pendant light.

The family bathroom is finished with a tiling to splash areas and vinyl flooring. The three-piece suite includes a panelled bath with overhead shower and glazed screen, a back-to-wall w.c., and a vanity wash basin. The suite is finished with a chrome heated towel rail, an opaque window and recessed downlights above.



Outside, the rear garden features a flagged patio, ideal for outdoor seating, framing the lawn area. Enclosed by timber fencing, with a side access gate, the garden offers both privacy and practicality. A detached single garage, fitted with power, lighting, and an up-and-over door, provides secure storage whilst to the front of the garage, and extending around the property, the gravel driveway provides ample off-road parking.



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 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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