



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

---

**8 Banner Close, Eccleston PR7 5QJ**

**Offers in the region of £320,000**



- Four-bedroom detached family home in Eccleston
- Welcoming entrance hallway with cloakroom
- Spacious reception room with log burner
- Kitchen-diner with Rangemaster cooker
- Light-filled conservatory with views of the rear garden
- Four bedrooms to the first floor
- Four-piece family bathroom
- Attached garage with power, light and rolltop door
- Home office space with plumbing, power, light and electric heating
- Quiet, cul-de-sac location with easy access to local amenities

This detached family home situated on Banner Close enjoys a superb location within easy reach of Eccleston village centre whilst enjoying a quieter edge-of-village setting. The accommodation briefly comprises a reception room, kitchen-dining area, conservatory and w.c. to the ground floor, with four bedrooms and a family bathroom to the first. Externally, the property benefits from a front lawn with parking, and a pleasant rear garden with lawn, patio and shale areas and a pond. An attached garage provides useful storage, with a versatile rear room offering potential for a home office, complete with power, lighting and electric heating.

### **Welcome in...**

Approached over a lawned frontage with off-road parking to the side, this property invites via an open porch with columns, creating a welcoming entrance. Inside, a hallway with laminate flooring leads to the principal rooms, with stairs rising to the first floor, a radiator and ceiling light point. A useful ground floor cloakroom is accessed via a sliding door and comprises a wash hand basin, low flush w.c. and opaque window.



### **Where living happens...**

The reception room offers a good-sized living space with a bay window to the front, wall lighting, television point and a cosy log-burning stove set on a tiled hearth. Glazed double doors open through to the kitchen-dining area, allowing for a flexible layout.



The kitchen is fitted with a range of wall and base units with black countertops, incorporating a Rangemaster cooker with extractor hood, one-and-a-half sink unit with etched drainer and tiled splashbacks surrounding. A breakfast bar provides

seating for quick, informal meals with additional space for dining alongside, a vertical column radiator and both wall and pendant lights.



To the rear, a conservatory provides a further reception space with power and light, overlooking the garden and offering direct access outside via French doors.

### **Bedding in...**

Stairs rise to the first-floor landing, with a window to the front providing natural light.

The principal bedroom is a well-proportioned double room positioned to the front, with a window, radiator and ceiling light point.



Bedroom two is also a double room with a window overlooking the rear garden, radiator and pendant light.



Bedrooms three and four are single rooms, with windows to the front and rear respectively. Bedroom three benefits from an open wardrobe area, while bedroom four includes a built-in double wardrobe.



The family bathroom is fitted with a four-piece suite comprising a panelled bath, separate shower enclosure with glazed screen to the side, vanity wash hand basin and a low flush w.c. The suite is fully tiled with a chrome heated towel rail, recess downlights and an opaque window to the side.



### **The garden spot...**

The rear garden is predominantly laid to lawn, complemented by areas of shale and a decorative pond. A patio area adjoining the property provides space suitable for outdoor seating. The garden is enclosed by timber fencing and includes space for a storage shed.



Gated side access leads to the front from one side whilst, to the other, there is access to a room at the rear of the garage, which is fitted with laminate flooring, plumbing for a washing machine, a vanity sink unit, a central light and an electric heater, offering superb potential for a home office or utility space. This in turn provides internal access to a full-size single garage, benefiting from power, lighting and a rolltop door to the front, ensuring practical storage is retained.

### **Out and about...**

Eccleston is set beside the River Yarrow and was formerly an agricultural and willow weaving settlement but now is very much a dynamic village in the Borough of Chorley with easy access to motorway commuter routes. The village is always popular with young families and benefits from two village schools, Eccleston St. Mary's Church of England Primary School and Eccleston Primary and sits within the catchment for the renowned onward secondary school, The Bishop Rawstorne, in Croston.

Just about everything you need can be found within the village shops which include a Sainsburys supermarket, a pharmacy, two great bakeries, two lovely floral design shops, two Manna Coffee Shops, a library, a Post Office and gift shop, opticians, beauticians and boutiques. There are also several local pubs, restaurants and take-aways to explore and the town is served by an hourly bus service to Wigan, Preston and Chorley.

**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.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095  
W: [www.mariabevans.co.uk](http://www.mariabevans.co.uk) E: [sales@mariabevans.co.uk](mailto:sales@mariabevans.co.uk) [rentals@mariabevans.co.uk](mailto:rentals@mariabevans.co.uk)  
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA