



## Maria B Evans Estate Agents Limited

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**27 Chorley Road, Hilldale WN8 7AL**

**Offers in the region of £650,000**



- Detached home nestled within the heart of Hilldale
- Welcoming entrance hall with galleried landing
- Spacious and well-appointed kitchen-dining room
- Principal reception room with feature log burner
- Second, cosy reception room with French doors to the rear garden
- Home office
- Offering the option for two ground floor bedrooms
- Master bedroom and bedroom two serviced by three-piece en suites
- A further single bedroom with fitted wardrobes
- Three-piece wet room style shower room to the ground floor
- Good-sized garden laid to both lawn and patio areas
- Attached double garage with sliding doors, power and light
- Cobbled and gravel drive providing parking for four vehicles

Light-filled, spacious and full of charm, this welcoming home offers a wonderful sense of comfort, set within a leafy plot bordered by mature shrubs and hedging for a private, peaceful feel. Well-proportioned rooms comprising of a bright kitchen-dining area, two reception rooms, a ground-floor three-piece shower room and double bedroom with en suite, plus three bedrooms to the first floor. The home is completed with an attractive garden, attached double garage and cobbled and gravel driveway with parking for up to four vehicles. Situated in the charming rural hamlet of Hilldale, the property blends countryside tranquillity with convenient access to nearby amenities and transport links.

### **A hearty welcome...**

27 Chorley Road welcomes through a set of double oak doors to the front, opening into the bright and spacious entrance hall. This is laid with a wood-effect flooring while high ceilings, a Velux window and a side-facing window allows natural light to cascade in. This is aided by a central pendant light which illuminates the way as a staircase rises elegantly to the first floor.



### **Cosy spaces...**

Offering versatile accommodation, the property benefits from two well-proportioned reception rooms. The first is accessed via double doors with glazed insets and has Karndean flooring throughout. A central pendant light and a large side-facing window provide excellent natural light, while a log burner set within a stone surround, mantle and hearth creates an inviting focal point and a television point completes this cosy and welcoming room.



From here, a further door with glazed insets leads to a useful study with Karndean flooring and also enjoying a side-facing window and pendant lighting, making an ideal space for a home office, reading room or children's playroom.



The second reception room, which could alternatively serve as a fifth bedroom, also features a pendant light, Karndean flooring and benefits from patio doors opening directly onto the rear garden.



### **Home for tea...**

The kitchen–dining space is a wonderful hub for family life, providing an inviting area in which to gather and entertain. It is well appointed with wood-effect tiled flooring continuing from the hall and an abundance of wall and base units, contrasting in navy blue and off-white, all topped with granite work surfaces for a stylish and elegant finish. In addition to generous storage, the kitchen boasts a wide range of integrated appliances and thoughtfully designed work zones. A dedicated utility corner features a one-and-a-half stainless-steel sink and plumbing for an automatic washing machine. Further integrated appliances include a refrigerator, freezer, rubbish store, porcelain Belfast sink, Bosch dishwasher, and an electric Rangemaster with induction hob and hidden extractor fan above.



The space naturally flows into the dining area, which is beautifully filled with natural light during the day from two Velux windows and a front-facing window. As evening falls, two pendant light fittings and recessed downlights create a soft and welcoming ambience. Patio doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.



### **Grounded in comfort...**

The ground floor provides a convenient double bedroom, enjoying a window overlooking the rear garden and has a television point. This bedroom is served by a well-appointed en suite, featuring decorative tiled flooring, white tiling to splash areas, and an opaque window for privacy. The suite comprises a panelled bath with shower over and glazed side screen, a vanity wash hand basin with mirror above, a close-coupled w.c., a wall-mounted vanity cabinet with mirrored front, and a chrome heated towel rail.



The ground-floor shower room is a bright and attractive suite, finished with decorative tiled flooring and white tiling to splash areas. It features a wet-room style

shower, vanity wash hand basin, close-coupled w.c. and an opaque window for privacy.



### Rising above it all...

The staircase rises to the first-floor landing, providing access to three bedrooms and a useful airing cupboard, illuminated by a pendant light.



The principal bedroom is a generously proportioned space, enjoying both a Velux window and a side-facing window, along with a pendant light. A full wall of fitted wardrobes with mirrored fronts offers excellent storage. The room is further enhanced by a spacious en suite, fully tiled and including a freestanding bathtub, vanity wash hand basin, back-to-wall w.c. and bidet and a wall-mounted vanity cabinet with a mirrored front and has a Velux window above.



The third bedroom is another well-proportioned room, benefiting from a generous walk-in storage space that could be utilised as a walk-in wardrobe or adapted to create an en suite. It enjoys a front-facing aspect and a pendant light.



Bedroom four is a comfortable single room, fitted with wardrobes along one wall and featuring a Velux window, recessed downlights, and an oak-effect laminate flooring.



### **The blooming hour...**

The rear garden begins with an Indian stone patio providing a perfect spot for outdoor seating and relaxation. Steps lead down to a lawned area, attractively bordered by mature shrubs and bushes, with timber fencing enclosing the boundaries. A slate-chipped corner offers space for a storage shed, while pedestrian access to the attached double garage is available from the rear.



The garage benefits from power and lighting, with sliding doors to the front opening onto a gravelled and cobbled driveway with parking for multiple vehicles. To the front, the property is well screened from the road by mature trees and established

planting, creating a leafy and private outlook. Steps rise to the roadside, providing convenient pedestrian access.



### **Looking at the bigger picture...**

Nestled within the charming rural hamlet of Hilldale, this property enjoys a peaceful setting steeped in local history and countryside character. Residents benefit from access to Hilldale Community Park, along with a good selection of local primary and secondary schools serving the surrounding area. Further amenities can be found in the nearby villages of Mawdesley, Parbold, Wrightington, Croston and Heskin which offer a wonderful range of convenience shops, cafés, restaurants and everyday services. Excellent road links also place larger towns, commercial centres and the wider motorway network within easy reach, making the location ideal for both village living and commuting. A delightful blend of heritage, tranquillity and accessibility, Hilldale remains a hidden gem for modern village living.

**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 C**

**The Council Tax Band is F**

**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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