



Maria B Evans Estate Agents Limited

243 Southport Road, Ulnes Walton, PR26 9LQ

Offers in the region of £1,400,000



- Spacious accommodation throughout
- Sitting in approximately three acres of land
- **Permission in principle for the erection of up to 6 dwellings**
- Extensive parking spaces to the front and rear
- Four double bedrooms to the ground floor
- One bedroom fitted with a three-piece en suite
- Converted loft area provides two further double bedrooms
- Two good-sized reception rooms with multifuel stoves
- Conservatory with stunning views of the rear garden
- Well-appointed breakfast kitchen plus utility room
- A fully tiled family bathroom and second w.c. to the ground floor
- Gas central heating and uPVC windows fitted throughout

The Poppies is located behind a set of electric gates which open to reveal a loose stone driveway with multiple parking spaces. This aids the further parking to the rear, of which the neighbours have right away across. Mature shrubs and hedges line the property's boundary, creating a sense of privacy to the front lawn space. A stone flagged path wraps around the house, granting access to the front door with opaque panels to flank its sides. The sellers have now secured Permission in principle for the erection of up to 6 dwellings and associated development each approximately 2,333 sqft or 216sqm each.

The entrance porch is a convenient space for coats and boots with a tiled flooring and pendant light above. A secondary door with opaque glazed insets guides further into the house to an open-plan living-dining-kitchen area.



The living area is lit by a pendant light, has a window to front and radiator beneath. The focal point of the room is a multifuel burner set within a stone surround which continues to create an integrated bench seat to the side. The burning stove is completed with an oak mantel beam above and stone hearth and a television point above.



The conservatory lies to the rear of the property, permitting views of the garden beyond. This is an area the whole family will gravitate toward, holding idyllic views of the rear garden with French doors that grant access to this. It is completed with tiled flooring, a pendant light and a radiator.



The formal dining area holds the same tiling, a window to rear and wiring for three pendant lights. This wraps around into the kitchen space, which has a window to side and is equipped with an extensive set of cream wall and base units topped with beechwood counters and a neutrally tiled splashback behind. The units include a double stacked oven and grill, granite one and a half bowl sink unit with swan neck spring style tap and etched drainer to side, and space for a range style oven. The central island provides further storage and holds a five-point gas hob. The informal dining space exists to the front of the property, which is lit by two track lights and a window to front and has a radiator and television point to the side.



An oak door with glazed insets leads through to a utility room which also provides a fully tiled w.c. to the ground floor and is completed with a close coupled w.c. and opaque window to side. The utility also has tiled flooring, a pendant light, radiator and is fitted with white base units with granite tops to include space for an automatic washing machine, venting for a tumble dryer and space for a further freezer or refrigerator. A stainless-steel single drainer sink unit with swan neck mixer tap and etched drainer to the side exists in front of a window to overlook the rear garden.



Progressing on, there is a further room fitted with both white base units with beech wood tops and wardrobes to the side. This has a radiator and is illuminated by two fluorescent lights and two windows to the side. To the rear of the property is a storage room with the same lighting, access to the rear, tiled flooring and fitted shelves. It also houses the water tank and boiler.



The second reception room is a spacious and bright area with a large window to side offering stunning rural views. French doors also to the rear with both wall and pendant lights to illuminate the area. The room is warmed by both a radiator and multifuel burner which sits on a stone hearth, is encompassed by a brick surround and has an oak mantle above. A television point is positioned above.

A hallway warmed by a radiator and aided with wall lights leads through to the ground level bedrooms.



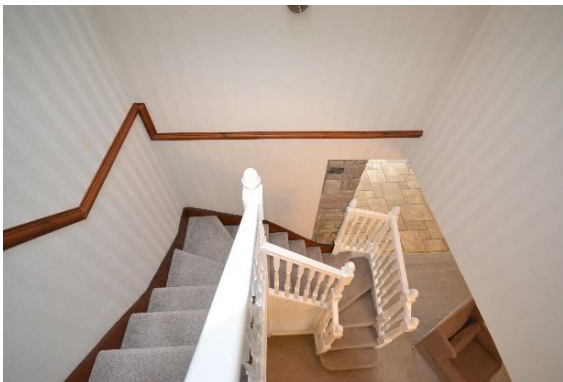
Bedroom one is a spacious, dual aspect, double room with a window both to the front and to the side. It is warmed with a radiator, lit by a pendant light and has a television point to the far wall. An en suite exists to the side which is accessed through bi-folding doors and has a three-piece suite to include: a vanity set wash hand basin with swan neck mixer tap, a close coupled w.c., cubicle shower with glazed sliding doors and chrome towel rail. It is warmed by a radiator and has a pendant light above.



Bedrooms two and five are both double rooms, with windows to rear and front respectively, a radiator each and lit by a pendant light. Bedroom six is currently used as a dressing room with fitted rails to the walls, a window to the rear, radiator and pendant light.



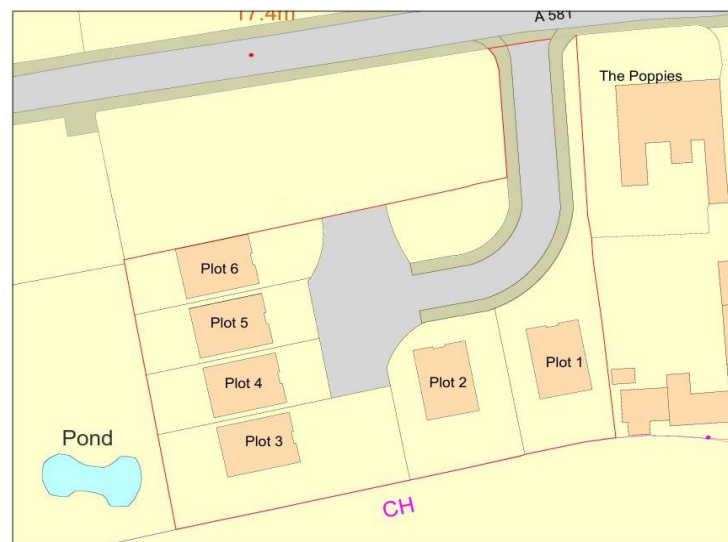
The fully tiled family bathroom has an opaque window to rear, pendant light, radiator and three-piece suite comprising of an integrated bath, close coupled w.c. and stand-alone wash hand basin with monobloc tap with a towel rail to the side.



Access to the first floor is granted by stairs in the first reception room. This leads to two further bedrooms, the first of which is a good-sized room, leading itself to multiple possibilities as a playroom, a further bedroom or a snug room with a Velux and dormer window to the front. The second room is currently used as a bedroom with space for a double bed, a Velux window and pendant light above and a dormer window to the front. This room is also equipped with a radiator and further access to the attic which has the potential to be converted.



The rear garden holds an extensive lawn area which is dotted with slate chips and a stone path to allow access to the rear gate. The property also has the benefit of approximately one and half acres of land which unfolds to the side of the property. THIS AREA NOW HAS PERMISSION IN PRINCIPAL FOR THE ERECTION OF UP TO 6 DWELLINGS AND ASSOCIATED DEVELOPMENT. APPROXIMATELY 2,333SQFT - 216 SQM EACH



Project: New Design at 101 Southport Road L61 1JH PDC 10.1	
CLIENT:	John Smith
CONTACT:	John Smith 0151 7088888
DATE:	17th September 2011
SCALE:	1:100 @ A1
APPROVED:	John Smith 0151 7088888
DATE:	17th September 2011
APPROVED:	John Smith 0151 7088888
DATE:	17th September 2011
 PDC DESIGN LTD	

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 Council Tax Band is G

The EPC 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.