



Maria B Evans Estate Agents Limited

6 Boundary Close, Eccleston, PR7 5RB

Offers in the region of £30,000 – for a 25% share



- Charming Shared Ownership semi-detached bungalow
- Specifically designed for independent Over-55's
- Set within a peaceful, secluded enclave of homes
- Light and spacious easily accessible accommodation
- Welcoming hallway with coat storage cupboard
- Well-proportioned lounge with patio doors to the rear
- Nicely-appointed breakfast kitchen to the front
- Double bedroom with wood-effect fitted wardrobes
- Bathroom with modern, white three-piece suite
- Considerately designed for low maintenance
- Warmed by gas central heating and double glazed
- Private garden to front, communal gardens to rear
- Allocated space on the communal parking area
- Easy access to local amenities and transport links

This charming one-bedroom end-mews bungalow has been specifically designed for the over-55s and offers independent living just a stone's throw from the heart of the village of Eccleston which has first-class amenities and transport links. Offered at a 25% Shared Ownership arrangement, the pretty, low-maintenance residence features a lounge, dining kitchen, hallway, bathroom and one double bedroom along with private parking, communal gardens and a peaceful, secluded setting.

On arrival ...

After leaving your car in the allocated parking space (No. 11) on the communal car park, a low retaining wall with central lych-gate gives way into the private enclave of similar residences each with private front gardens and, typically, filled with an abundance of flowering shrubs and bedding plants. A meandering Tarmacadam path then leads you directly to the composite front door of No. 6 with glazed inset.



Come on in ...

The welcoming hallway is lit by a ceiling light and has a double-door cupboard to store guests coats and shoes on arrival. Timber doors open to each of the easily accessible rooms and the vinyl flooring continues into the bathroom and also into the kitchen. There is also a loft hatch here for easy additional storage.



Make yourself at home ...

The well-proportioned lounge has a ceiling light, a wall light and sliding patio doors to the rear garden. The focal point of the room is the mahogany Adam-style fire surround with a marble-effect inset and hearth which houses an electric fire and a wall-mounted television point sits alongside.



Home cooking ...

Overlooking the front garden, the kitchen is fitted with a range of ivory shaded wall and base units having splash tiling between levels and having marble effect worktops. There is an inset stainless steel sink unit with mixer tap, spaces for an electric oven and a tall fridge freezer and plumbing for an automatic washing machine. The kitchen also houses the wall mounted GlowWorm gas central heating boiler and is lit by a fluorescent ceiling light.



Rest and relaxation ...

With wall-tiling to splash areas, the bathroom has an opaque window to the front, a ceiling light and an extractor fan. The three-piece white suite comprises a pedestal wash hand basin, low flush WC and a bath with shower attachment over. In addition, there is a wall-mounted vanity cabinet, a built-in storage cupboard for other household essentials and a radiator warms the towels.



A peaceful night's sleep ...

The good-sized double bedroom overlooks the tranquil rear gardens, to offer quiet nights, and is lit by a ceiling light. There are fitted wood-effect wardrobes – two double and one single – with mirrored doors, and ample space for drawer-banks and a nightstand.



The great outdoors ...

The property is approached by a pedestrian pathway past neighbouring homes and gardens and leading to the front door. There is also a further pathway which gives easy access to Doctors Lane. Secluded by mature hedges and shrubs, the peaceful communal gardens stretch across the rear of this and adjacent properties and each have paved patios for relaxing with a good book. Having a corner position, No. 6 enjoys both side and rear gardens for additional space for container planting. The communal gardens offer a neighbourly connection for those residents who wish to be part of a small community.



Local heroes ...

Ecclestone has so much to offer its residents. Within easy reach is the array of local independent shops, restaurants and cafes as well as a post office, pharmacy, hairdressers, library, bakery, florists and a metro-style Sainsbury's supermarket. Also on hand is the doctor's surgery, a dentist, a podiatrist and a solicitor's office. There are lovely walks across the Millennium green and surrounding countryside, matches at the cricket and football clubs, and excellent transport links to surrounding villages and towns.

Viewing is strictly by appointment through Maria B Evans Estate Agents

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

Sold as a 25% Shared Ownership arrangement

Monthly rental charge is £127.27

We are reliably informed that the lease length has 68 years remaining

We are reliably informed that the Lease Charge Renewal is not applicable

We are reliably informed that the Service Charge is circa £127.10 PCM

The Local Authority is Chorley Borough Council

The EPC rating is C

The Council Tax Band is A

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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