Maria B Evans Estate Agents Limited

59 Red House Lane, Eccleston, PR7 5RH

Offers in the region of £312,500



- Attractive three-bedroom semi-detached bungalow
- Set in a quiet cul-de-sac location
- Well-appointed accommodation throughout
- Lounge/dining room with log burner
- Modern kitchen and separate utility area
- Contemporary three-piece shower room
- UPVC double glazing
- Gas central heating
- Driveway parking for two vehicles
- Attached single garage
- Generous south-facing rear garden

A place to call home ….

Tucked away within a peaceful cul-de-sac, 59 Red House Lane offers well-proportioned accommodation, modern interiors and excellent outdoor space. A private tarmac driveway provides parking for two vehicles and leads to the attached single garage. A part-glazed UPVC entrance door opens into a welcoming central hallway with wood-effect laminate flooring, recessed mat well, radiator and storage cupboard housing the Worcester gas central heating combination boiler. The hallway provides access to the living accommodation, all bedrooms and the shower room.

Cosy nights in ….

Positioned to the rear, the spacious lounge and dining room is filled with natural light from the large UPVC sliding doors which open onto the south-facing garden. There is ample room for both lounge furniture and a dining table, centred around an attractive fireplace with inset log-burning stove.




Let's get cooking ….

Leading from the dining area, the contemporary kitchen features quartz-effect worktops, integrated fridge, freezer, eye-level oven and grill, electric hob and integrated wine cooler, together with space for a dishwasher. A black sink unit is set beneath the rear window which overlooks the garden whilst a part-glazed timber door leads into the attached garage which features a utility room to the rear with space for a washing machine, tumble dryer and further sink unit.




Time for bed ….

The principal bedroom is a generous double overlooking the front of the property with ample space for wardrobes. Bedroom Two is a further double with fitted wardrobes and a side-facing window. Bedroom Three is a versatile single room ideal as a guest bedroom, nursery or home office and has a window to the front.






Modern conveniences ….

The beautifully updated shower room includes a walk-in shower with dual-head fitment, a vanity basin, and WC. A heated gold towel rail and elegant gold accents, finish the room along with marble-effect wall panelling.




What's outside ….

The attached single garage benefits from barn-style front doors, a rear UPVC access door and a utility area and the boarded ceiling incorporates three roof lights. The generous, south-facing garden offers two patio areas, a central lawn, decorative shale borders and a hardstanding suitable for a shed or summerhouse.





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 D

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.