



Maria B Evans Estate Agents Limited

48 South Road, Bretherton PR26 9AB

Offers in the region of £365,000



- Semi-detached cottage in Bretherton
- Traditional, character property- exposed beams and stone flooring
- Front porch leading to the spacious reception with multifuel burner
- Bright kitchen overlooking the rear garden flowing into dining area
- Garage converted into a study and utility room
- Generously sized master bedroom with three-piece en suite
- Two further double bedrooms and one single
- Four-piece family bathroom
- Charming and private rear garden with raised patio and lawn areas
- Off-road parking for two vehicles (room for a third vehicle)
- Sought-after location- close to excellent schools and amenities

Nestled in the heart of Bretherton, this charming semi-detached cottage has been thoughtfully extended from its original structure to curate a spacious, family accommodation whilst retaining character and warmth throughout. Featuring a welcoming living room with multifuel burner, a kitchen-dining space including a breakfast bar, four bedrooms and a private rear garden, the property perfectly blends period charm with modern practicality. Enjoying a fantastic village location close to local amenities, countryside walks and commuter links, this is a wonderful opportunity to embrace village living in a truly characterful home.

Home sweet home...

The property is approached via a tarmacadam driveway providing off-road parking for two vehicles, with a garden to the side. The front garden is enclosed by a low stone wall and mature hedging, creating a welcoming approach.

A timber entrance door with etched glazed inserts opens into the porch with space for coats and shoes. The porch features wood-effect laminate flooring, a radiator and pendant lighting. Characterful arched insets provide an attractive feature and overlook the staircase.

Beneath the beams...

Continuing through the property, the reception room offers a cosy yet spacious living space, with exposed beams to the ceiling and a stone chimney breast with hearth housing a multifuel stove as its focal point. The room also benefits from a television point, two pendant light fittings and a window overlooking the front garden.



Double timber doors with glazed insets open from the reception room into the kitchen-dining area. This is laid with a stone flag flooring whilst exposed beams continue overhead, reflecting the property's character throughout. The dining area enjoys an abundance of natural light thanks to the Velux overhead and large double doors with glazed insets opening onto the rear garden.



Accessed from the dining area lies a purpose-built ground floor w.c., fitted with a close-coupled w.c., a modern, circular sink basin, chrome heated towel rail and ambient lighting to the mirror. The extension facility is complete with a floral print opaque window, extractor fan and white tiled flooring.



Put the kettle on...

The kitchen is fitted with a range of oak wall and base units, incorporating an inset sink unit with swan neck tap, an integrated dishwasher and space for an electric cooker and a refrigerator/freezer. The countertops provide ample working space extending to splash back above the space for a cooker. The worktop and storage space is furthered by a central island with overhang deep enough for barstool/ breakfast bar seating perfect for hosting. A window to the rear and side, plus pendant lighting illuminates the space whilst a door from the kitchen leads through to the stairway at the center of the home and a side entrance to the living room, presenting a smooth flow between rooms.



The ground floor is finished with a utility room with tiled flooring, plumbing for an automatic washing machine and a fluorescent strip light tucked in the home office. The home office is tucked away to the side of the home, offering a quiet spot for working from home. It is lit by natural light in the morning with a window to the rear and a pendant light for illumination into the early evening.



And so, to bed...

The wooden staircase is framed in a tall hallway and leads to the upstairs hallway giving way to all four bedrooms and the family bathroom through latched tongue and groove doors. The hall is fitted with a pendant light and offers access to the loft.

The master bedroom is a well-proportioned double room with a window to the front elevation, exposed ceiling beams and fitted wardrobes extending along one wall. The en suite is fitted with a curved corner shower enclosure, a circular wash hand basin sat upon a bespoke wooden unit, topped with a circular mirror fitted with a soft light operated by a motion sensor, a close-coupled w.c. and chrome heated towel rail. An etched window and recessed downlighting complete the room.



Bedrooms two and three are both double bedrooms with pendant lights with pendant lights and enjoy views over the rear garden and beyond. Bedroom two is equipped with a deep set fitted wardrobe, excellent for storage, while bedroom three enjoys a dual aspect.



The fourth bedroom provides space for a single bed and is fitted with a radiator and window to the front, which receives the morning light.



Soaking it up...

The family bathroom is fitted with a four-piece suite, complemented by dark green wall tiling to dado and black and white octagon tile effect flooring. The suite comprises a panelled bathtub, cubicle shower with glazed doors and a vanity including a wash hand basin and back-to-wall w.c. The wall unit includes storage cupboards for toiletries and a mirror.



The garden spot...

To the rear, the garden provides a private outdoor space. The double doors from the dining area back onto the raised patio area with steps leading down to the lawn. A flagged pathway extends to a timber storage shed, while planted borders and a further seating area at the rear of the garden enhance the setting.



The garden is enclosed by timber fencing and benefits from an external water tap, external electric sockets and a timber gate providing side access to the front of the property.



Around and about...

Located in the semi-rural village of Bretherton, No. 48 enjoys beautiful surroundings, best known for winning Lancashire's Best Kept village in 2009. This wonderful village combines both countryside surroundings with convenient access to nearby amenities. Pop across the road to the local village pub, The Blue Anchor, which is a

popular local destination for food and drinks. The neighbouring village of Croston offers a wider selection of independent pubs, cafés and restaurants including The Wheatsheaf, Out Lane Social, the new Black Rabbit hotel and restaurant and much more.

Bretherton is particularly attractive for walkers, with numerous footpaths across the surrounding farmland, access to the River Yarrow and countryside routes linking Bretherton, Croston and Rufford. For families, the postcode is within easy reach of Bretherton Endowed CofE Primary School, while secondary education is available at Bishop Rawstorne Church of England Academy in nearby Croston and Tarleton Academy.

Commuters benefit from access to Croston station, approximately one mile away, providing rail connections towards Preston, Ormskirk and Liverpool via interchange points. Additional rail services are available from Leyland, Buckshaw Parkway and Euxton Balshaw Lane. Road links are equally convenient, with the A59, A565 and nearby M6 and M61 motorway network providing straightforward access to Preston, Chorley, Southport, Manchester and the wider Northwest.



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 E

The Council Tax Band is D

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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