

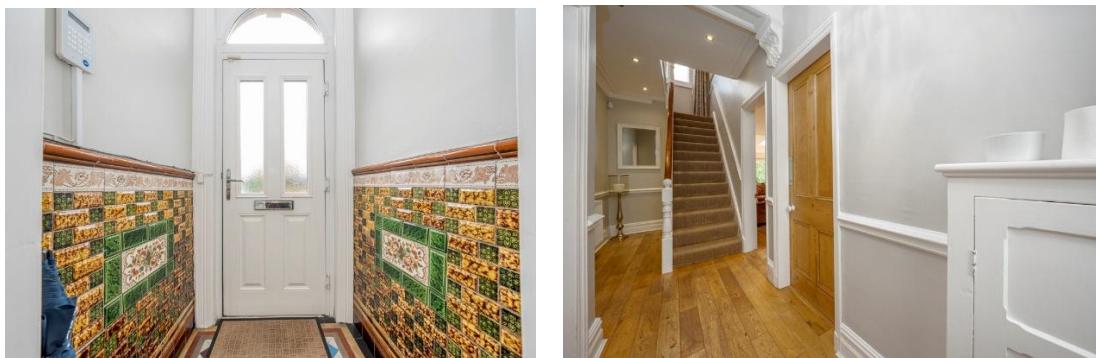
**76 Towngate, Eccleston, PR7 5QR**

**Offers in the region of £675,000**

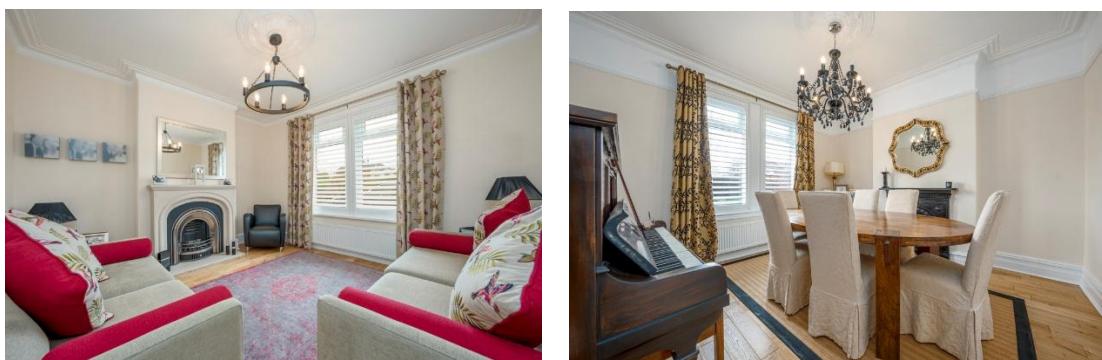


- Outstanding, detached residence dating to early 1900's
- Brimming with archetypal Victorian features
- 2,106 square feet of exceptional accommodation
- Two elegant, comfortably spacious reception rooms
- Superb, extended living-dining-kitchen to the rear
- Well-appointed, contemporary fitted cabinets
- Four bedrooms – three large double, and one single
- Further box room currently used as a home office
- Good sized bathroom with four-piece modern suite
- Double glazed and warmed by gas central heating
- Windows mostly fitted with plantation shutters
- Private block-paved driveway parking for five cars
- Detached double garage converted to store and gym
- Close to village amenities and local schools
- Easy access to several commuter transport links

*Built in the early 1900's, this beautiful home is brimming with many archetypal Victorian features such as high ceilings, deep skirting boards, moulded covings and corbels. Extended some thirteen years ago and sympathetically refurbished in line with the elegant background, the accommodation comprises a broad hallway, two comfortably spacious reception rooms, a superb wrap-around living dining kitchen to the rear, cloakroom, four bedrooms – three double and one single – plus a box room and family bathroom with four-piece contemporary suite. Set beyond an established hedge, there is driveway parking for several cars, a detached garage which has been converted to a storeroom and gymnasium, and easily maintained secluded gardens to the rear.*



A grey composite door with glazed inserts opens to the porch boasting the original Victorian tiled floor and tiled walls to dado height. A further glazed door opens to the broad hallway which is lit by a pendant light and recessed downlights and has a cupboard housing the electric consumer board. A spindle staircase rises and turns to the first-floor landing and the oak flooring continues into the lounge, dining room and the living-dining area.



The principal lounge overlooks the front, has a central pendant light with rose, and the eye is drawn to the composite stone fire surround and hearth housing a gas coals fire. The formal dining room also has a window to

the front, a pendant light with rose positioned over the table space and features a Victorian cast iron decorative fire surround.



The superb living-dining-kitchen wraps around the sides and rear of the property and featuring bi-folding doors across the rear elevation along with windows to either side providing an abundance of natural light to the whole area. Providing a perfect family hub, the entire area is also lit by recessed downlights and has a walk-in under-stairs cupboard which gives way to the cellar which runs beneath the two main reception rooms to the front. The living area has an ingle fireplace with multi-fuel stove and a wall-mounted television point to the side whilst the dining area is situated by the bi-fold windows to the rear garden and has a further wall-mounted television point.



The adjacent kitchen area has stone effect tiled flooring and is fitted with an excellent range of white high-gloss units and drawers with tiling to all splash areas. The oak worktops have an inset one-and-a-half bowl stainless-steel sink unit with swan neck mixer tap over which is set beneath the rear window. A tiled niche houses the Belling seven-burner range cooker with an extractor fan above and integrated appliances include a fridge freezer, automatic dishwasher, automatic washing machine, a tumble dryer and a wine chiller.



Completing the ground floor accommodation is the cloakroom with an opaque side window, pendant light and a meter cupboard. Fully tiled in natural shades, the cloakroom has a two-piece white suite of wall-mounted wash hand basin and a close coupled WC.

The first-floor landing has a window to the rear, a central pendant light, a spindle balustrade and a hatch to the insulated loft via a drop-down ladder.



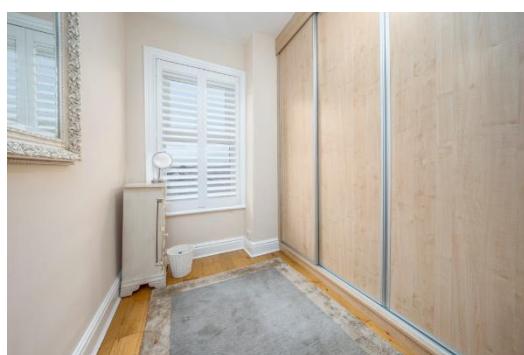
A step up gives way to the family bathroom which is lit by recessed downlights, has an opaque window to the rear, a chrome ladder-style heated towel rail and is fully tiled in natural shades with a mosaic relief. The four-piece white suite comprises quadrant shower cubicle with Mira Sport unit, a pedestal wash hand basin, tile-panelled bath and a low flush WC.



Both very spacious doubles, bedrooms one and two, have windows to the rear and front, respectively, a central pendant light and built-in cupboards to one corner.



A further good-sized double room, bedroom three, has a window to the front, recessed downlights and built-in double and single wardrobes to one wall.



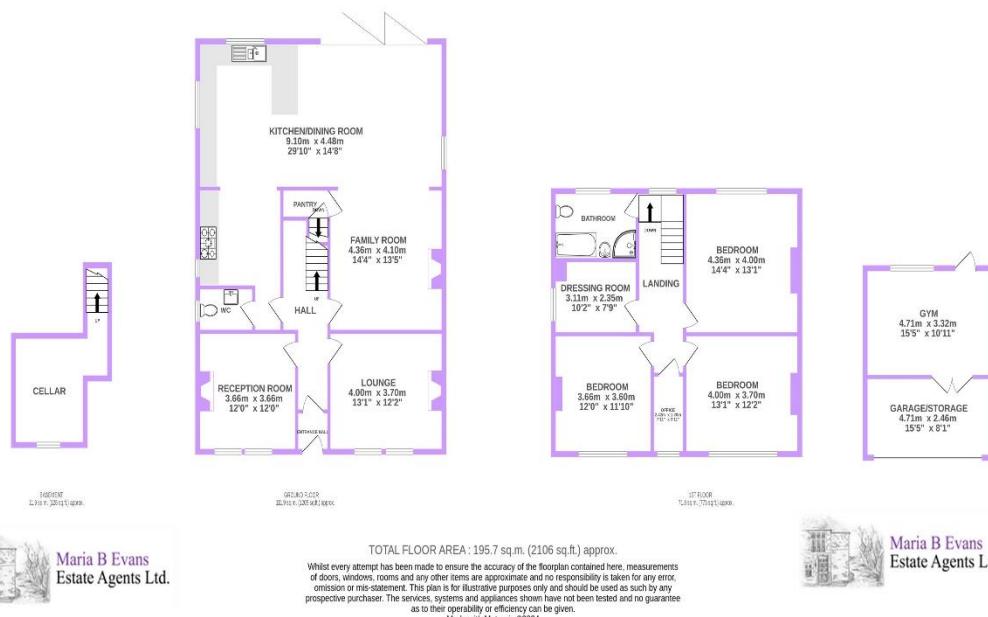
Bedroom four is a single room which is currently used as a dressing room and has sliding-door wardrobes to one wall, oak flooring, a side window and a pendant light. Bedroom five is a box room with pendant light, windows to the front, and is currently used as a home office.



The property is approached through a gate-posted entrance to the driveway which provides parking for five/six cars. The detached double garage, with up-and-over door, power and light, has been converted to provide a storage area to the front and an insulated gymnasium to the rear with recessed downlights, a rear window and wall-mounted television point.



The fence-enclosed rear garden has an extensive Indian stone patio wrapping around the property which is edged by low retaining walls planted with mature evergreen shrubs and creating a superb relaxation and al fresco dining area. Dotted with floral container planting, there is also a small, raised lawn area and the garden benefits from an outside tap, outside lighting and armoured power point.



**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 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.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095  
W: [www.mariabevans.co.uk](http://www.mariabevans.co.uk) E: [sales@mariabevans.co.uk](mailto:sales@mariabevans.co.uk) [rentals@mariabevans.co.uk](mailto:rentals@mariabevans.co.uk)  
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