



Maria B Evans Estate Agents Limited

152 The Green, Eccleston PR7 5SB

Offers in the region of £525,000



- Immaculately presented, two-bedroom bungalow
- Situated within the bustling village of Eccleston
- A short walk from convenient local amenities and activities
- Bright, dual-aspect reception room to the front
- Beautiful living-kitchen-dining area with porcelain tiles throughout
- Adjacent utility room and two-piece w.c.
- Master bedroom with three-piece en suite
- Second, generously-sized bedroom with fitted wardrobes
- Detached storage garage equipped with a two-piece w.c.
- Stunning, landscaped garden to the rear
- Block-paved driveway to the front/side providing ample parking

152 The Green is a delightful two-bedroom bungalow with elegant finishes throughout providing ample but low maintenance accommodation. Set in the heart of Ecclestone, this home is ideally positioned just a short walk from the village's shops, cafes and amenities and offers open plan living, two generous bedrooms, and a beautifully landscaped garden with detached storage garage.

Upon arrival...

Set back slightly from the road, this bungalow is approached via a generous block-paved driveway that provides ample parking. Once inside, an inviting entrance hallway creates an immediate sense of welcome, finished with porcelain tiled flooring, which flows seamlessly throughout the main living areas of the property, and enhanced by the glow of two pendant lights.



And, relax...

The dual-aspect reception room is a bright, airy space with a television point to the corner and both a pendant light and two wall lights. The feature gas living flame facility with a limestone surround and hearth provides a cosy central focus.



Open plan living...

The home opens into the very much sought-after open-plan living-dining-kitchen space. First greeted by the dining area, the space features a window to the side and bespoke fitted cabinetry providing excellent storage. A charming, and bespoke, bench seat adds both character and functionality.



To the right, the kitchen impresses with a striking lantern light overhead, filling the space with natural light. Dark grey soft-close units are paired with sleek white quartz worktops and upstands, complemented by spotlights beneath. Fully fitted with high-quality Neff appliances- including a refrigerator, separate freezer, double oven and grill, dishwasher, and a four-ring ceramic hob with extractor- the kitchen combines style with practicality. A stainless-steel sink with etched drainer sits beneath a rear-facing window, while a breakfast bar creates the perfect place for casual dining or entertaining.



Adjacent, the kitchen-complimentary utility room offers plumbing for an automatic washing machine, venting for a tumble dryer and ample storage. Following on from here, a two-piece w.c. is convenient positioned, fully tiled and comprises of a back-to-wall w.c., wall mounted wash hand basin and chrome heated towel rail.



The living area at the rear of the home enjoys peaceful views of the garden and bathes in natural light from glazed, bi-folding doors, two windows to the side, three Velux windows above and a UPVC door with glazed inset leading out to the rear. This sitting area completes the open-plan space, creating a wonderful space to gather, entertain or simply unwind.



Soak and sleep...

The master bedroom offers a spacious retreat, fitted with Hammonds wardrobes along one wall and a fitted vanity to the corner. The room is complete with a window to the side and access to the en suite bathroom.



This is fully tiled in white and includes a bathtub with accessibility handles, a wall mounted wash hand basin and back-to-wall w.c. A cabinet with mirrored frontage spans across one wall, providing storage for toiletries and the suite is finished with a Velux window above.



Bedroom two is a spacious double room, fitted with wardrobes to one corner (some with mirrored frontage) and a window to the front.



Cultivated Landscapes...

The thoughtfully designed rear garden is laid with attractive, patio flagstone and features a raised terrace, elegantly framed with black railings, which leads directly out from the sitting room. The space balances beauty with practicality, including low-maintenance lawn and water features and is secured by timber fence borders around. A charming timber summerhouse with built-in bench seating provides the perfect spot to sit back and enjoy views across the garden.



To one side, a detached storage garage is accessed via either a pedestrian side door or roll-top door to the front. Inside, it is fitted with fluorescent strip lighting and a fully tiled w.c., complete with a wall mounted wash hand basin, close coupled w.c., extractor fan, and opaque rear window. This adaptable space could serve as a self-contained workshop, home office or annex.



A double timber gate and adjacent pedestrian gate enclose the garden, leading to the block-paved driveway that extends to the front. This driveway is lined with low-maintenance shrubs, creating an inviting and stylish first impression.



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 TBC

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.

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