



## Maria B Evans Estate Agents Limited

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**18 Grimshaw Green Lane, Hilldale WN8 7BB**

**Offers in the region of £550,000**



- Beautiful, semi-detached character cottage in Hilldale
- Positioned on the highly sought after Grimshaw Green Lane
- Spacious reception room with multifuel burner
- Well-appointed dining-kitchen with pantry cupboard
- Light-filled conservatory offering views of the rear garden
- Ground floor two-piece w.c.
- Small home office area
- Three bedrooms to the first floor- two doubles, one single
- Contemporary three-piece family bathroom
- Sash-style windows to the front and rear elevations
- Well-manicured garden to the rear
- Detached tandem garage with electric up-and-over doors
- Parking on a shale driveway for up to six vehicles

Nestled on the ever popular and picturesque Grimshaw Green Lane, this wonderful cottage offers quaint accomodation and a stunning surrounding setting. With touches of period character throughout, this home features a spacious reception room, dining-kitchen with pantry, light-filled conservatory and three bedrooms serviced by a contemporary family bathroom. Beautifully matured and manicured gardens complement the property to the front and rear with a shale driveway providing parking for multiple cars alongside a detached garage. This property also enjoys the distinctive coloured brickwork typical of the neighbouring Victorian homes that line this enchanting lane.

### Home sweet home...

The property is entered through a timber door with a stained glass inset, leading into the first welcoming space of the home which is lit by recess downlights and two sash-style windows to the front allowing for natural light to filter into the room. The space unfolds into the reception room, retaining a cozy atmosphere facilitated by a multifuel burner sitting upon a brick hearth with a stone mantle above, two radiators and a wall light. To the corner, there is a fitted cupboard housing the meters, a television point and a further window overlooks the side of the property.



Continuing through a panelled door, the space opens into a welcoming kitchen-dining room. The dining area offers ample room for a table, with a window to the side, radiator and pendant light. A chimney breast with a tiled hearth creates an attractive focal point with space for an electric stove, while a fitted base unit with a tiled worktop provides useful storage and a television point.



The kitchen itself is appointed with a blend of light oak and white wall and base units, including some full-length cupboards for excellent storage. It is well-equipped with a

five-burner gas hob, electric oven and extractor hood above, a stainless-steel sink with an etched drainer, and an integrated dishwasher close by. A central island houses the undercounter refrigerator and freezer, whilst a side-facing window and a glazed inset looks through to the conservatory.



Beneath the stairs, a pantry has been cleverly designed with fitted shelving, a tiled floor and spotlighting above, creating a neat and highly practical space to supplement the kitchen.



### **Relaxing in nature...**

A glazed-panel door opens into the conservatory, a light-filled and tranquil retreat overlooking the rear garden through the surrounding windows. This delightful room invites the beauty of the outdoors in, allowing the enjoyment of the changing seasons from the comfort of a peaceful sitting area. A tiled floor runs underfoot, while soft wall lighting enhances the calm ambience and both patio doors and a separate single door provides easy access to the garden.



From here, a further door leads to the cloakroom, appointed with a wash hand basin featuring a monobloc tap, a close coupled w.c., and fitted cabinetry which offer space and plumbing for an automatic washing machine. The room is finished with stylish subway tiling, recessed downlighting, and an opaque window.



### **And so, to bed...**

Rising to the first floor, the landing provides access to all three bedrooms and the family bathroom. A pendant light casts a gentle glow above the stairwell, while recessed downlights illuminate a useful study nook, complete with space for a desk, fitted shelving above, and a radiator.



The master bedroom is positioned to the rear, offering space for a double bed and enjoying a pleasant outlook over the garden through a window that invites in natural light. A wall light and television point add to the comfort of the room.



The second bedroom is another well-proportioned double, featuring fitted wardrobes spanning one wall, a window to the front, a radiator and pendant light.



The third bedroom is a single room with a side-facing window, recess downlights and a radiator.



### **Bathroom bliss...**

Serving the bedrooms is a stylish and contemporary family bathroom, finished with tiled flooring and a grey slate-effect tiling to the splash areas. A walk-in shower is thoughtfully screened by a partition wall and complemented by a glazed panel and monsoon-style shower head. Opposite, fitted shelving incorporates a sleek wash hand basin with integrated taps and a mirror above. A close-coupled w.c., heated towel rail, and opaque window complete the room, while a fitted cupboard houses the boiler and provides additional storage for toiletries.



### **Green and serene...**

The gardens to the front and rear are a standout feature of this property, perfectly complementing the delightful accommodation offered inside, they present a private

and picturesque outdoor retreat. The rear garden is initially laid as a shale terrace, creating an ideal setting for al fresco dining, with a water tap conveniently positioned to the side and a charming pond nestled amongst established planting, adding a peaceful focal point. Beyond, the garden stretches out into a well-kept lawn, beautifully framed by mature, well-stocked borders. A combination of brick walling and timber fencing encloses the space, enhancing both privacy and character.



To the side, a detached tandem garage of brick construction is complete with an electric up-and-over door, concrete flooring, a water tap, power, light and a set of French doors that open to the rear.



A shale pathway, edged with neatly clipped box hedging, leads gracefully to the driveway, where generous parking for up to six vehicles can be found. The driveway begins with a block-paved apron and is also bordered by an array of mature shrubs and hedging, creating a secluded, leafy approach.





### **In the area...**

Hilldale is a wonderful, historic village enjoying beautiful semi-rural surrounding scenery. For those who enjoy the outdoors, Hilldale Parish Park is just a short distance away, providing walks that progress through into the woodland. The nearby Hilldale Village Hall serves as a popular hub for local events and gatherings, while various public houses nearby serve the surrounding area and offer a welcoming village atmosphere. Families are also well catered for, with Richard Durning's Endowed Primary School close by. Just a short drive away lies the vibrant village of Parbold, where you'll find a variety of local shops, cafés, restaurants and a railway station offering direct links to Wigan, Southport and Manchester. If road connections are preferable, there is easy access both to the M58 and M6 motorway networks. Also nearby is Mawdesley, home to the delightful Cedar Farm Gallery, which hosts an array of independent boutiques, artisan shops and a café. Altogether, Hilldale is perfectly positioned amongst a collection of picturesque villages, offering a relaxed countryside lifestyle while still benefiting from excellent transport connections

**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 West Lancashire 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.

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