



Maria B Evans Estate Agents

30 Richmond Road, Ecclestone, PR7 5SR

Offers in the region of £239,500



- Charming, semi-detached true bungalow in Ecclestone
- Entrance hallway leading to the accommodation
- Generously sized reception with electric fire facility
- Modern kitchen-dining area with herringbone-style floor
- Three bedrooms- two doubles and one box-sized
- Serviced by a three-piece family bathroom
- South-west facing, private rear garden
- Detached single garage with power, light and a roll top door
- Parking for two vehicles on tarmacadam drive to the side
- Quiet road in a village central location close to local amenities

Richmond Road offers a lovely opportunity to acquire a well-positioned bungalow, ideally located just moments from a wide range of local amenities, including shops, cafés and restaurants. The thoughtfully arranged ground-floor accommodation offers a spacious reception room, kitchen-dining space, three well-proportioned bedrooms and a family bathroom.

Over the threshold...

A door to the side of the property permits access, where you are first welcomed by the entrance hallway. This includes a cupboard housing the meters, access to the loft above and a radiator before leading to the rest of the accommodation.

Settling in...

The reception room is a generously sized room with a window to the front and both wall and a central pendant lights illuminating the space. The focal point of the room is an electric fire facility inset within a stone effect surround and hearth with a white painted mantle over.



Look what's cooking...

To the rear of the property, an open-plan kitchen-diner provides ample space for cooking and serving food. A grey, herringbone-style, laminate flooring lines the dining area which is complete with a window to the side and a cupboard housing the boiler.

The kitchen is fitted with an array of wall and base units, tastefully complementing the space. These are finished with a granite effect countertop and upstand and also include a Lamona oven and grill with four-point gas hob and extractor fan over, an integrated undercounter refrigerator and a porcelain sink unit with etched drainer to the side positioned in front of the window to the rear. The units feature a mixture of circular and cupped handles and are completed with a soft close finish. From this space, a door with glazed insets leads to the secure, rear garden and positioned just before this, a convenient cupboard provides storage for shoes and cloaks.



Grounded in comfort...

The master bedroom is situated to the rear of the property and is a good-sized room with a window and pendant providing light and a storage cupboard.



The second bedroom is a double sized room with a front-facing window and pendant light, whilst the third bedroom has a window to the side and storage cupboard, making the perfect study or nursery.



Completing the accommodation is a three-piece bathroom. Laid with a white tiling to splash areas and a vinyl flooring, the suite is equipped with a panel bathtub with shower over and glazed folding screen to the side, a pedestal wash hand basin and close coupled w.c.



The quiet patch...

An overhang shelters over the door to the rear, whilst a further door to the right opens to the driveway at the side of the property. The garden is immediately laid to tarmac, before continuing into lawn and enjoys a private, south-west facing aspect. Mature shrubs and hedging lines the borders which are complete with timber fences. To the side, the detached single garage is equipped with power, light and an up and over door offering easy access storage.

The front of the property is secured by a set of gates and a low brick wall with a tarmac drive providing parking for two vehicles whilst a flagged patio area continues to the front finished with shrub filled borders.

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.