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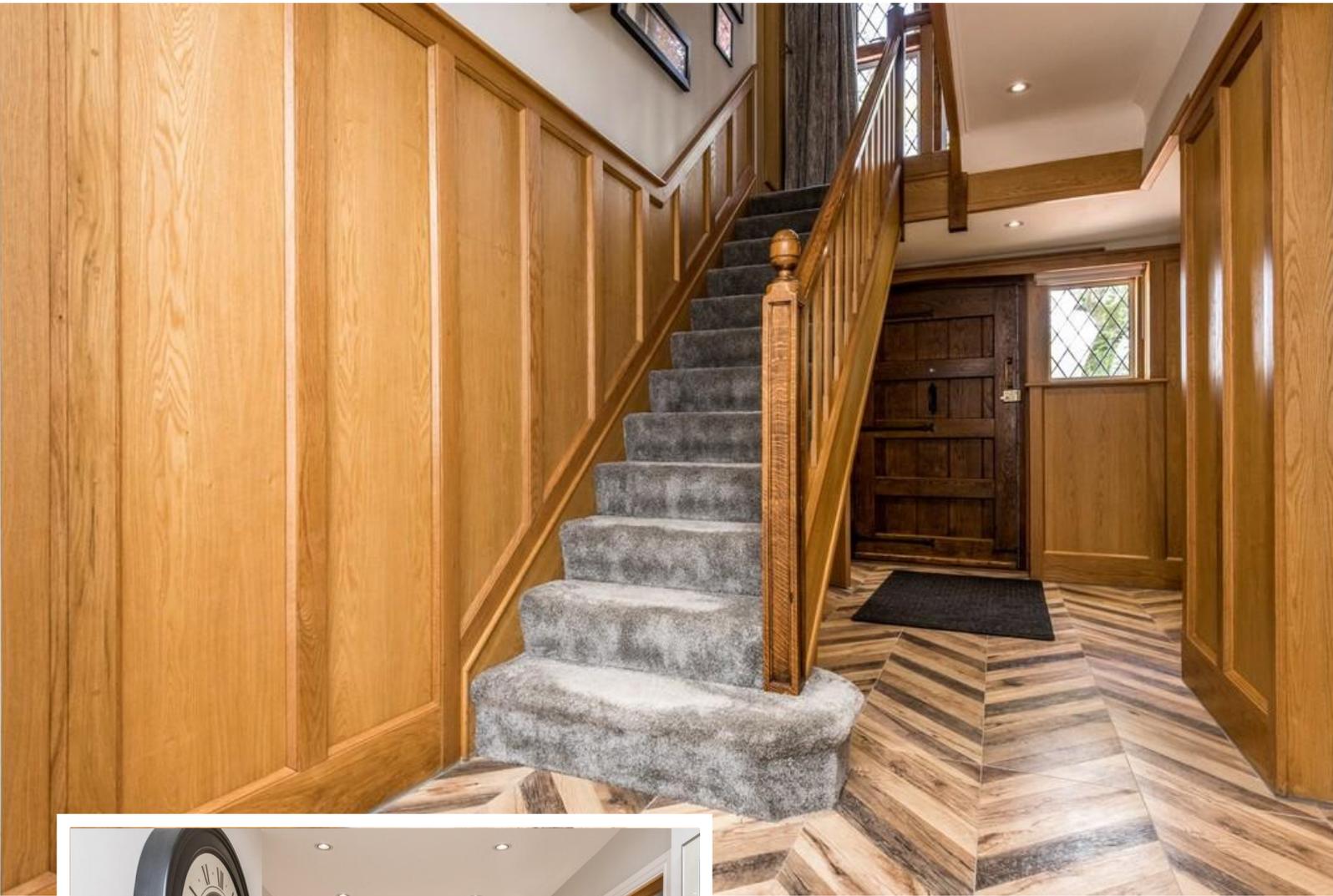
22 Central Avenue

Eccleston Park, Prescot, L34 2QP

Offers In Region Of £875,000

EPC Rating D





Property Description

We feel the photography will, without question speak for itself on this absolutely exquisite example of its type located on the highly regarded tree lined Central avenue in the sought after Eccleston Park perfectly placed for access to neighbouring towns, excellent schooling and transport links should the city commute be required. Oak Tree Cottage has been meticulously refurbished to exacting standards by the current owner having been in the family for many years retaining the history and features reflecting the age and interest of the residence, utilising the original solid oak, yet with a careful mix of contemporary living completed to an extremely high specification throughout, including "Isense" carpets, wifi controlled appliances, "Hive" heating control, "Lutron" remote controlled lighting and furnishings with bespoke fittings and décor including "Refin" Italian flooring. The layout in



brief comprises:- Reception Hallway, Sitting room, Cinema room, Utility room, Family kitchen, Home office, four superb bedrooms, en suite and family bathroom. Set in 3/4 of an acre with bowling green, mature trees and a degree of privacy with secluded second garden area, external conveniences set in brick built brick garden room, outside music system and lighting with patio considered perfect for entertaining - We very much invite viewings via our town centre showroom and can advise that no upward chain is indeed possible together with all furniture and soft furnishings being available subject to suitable negotiations.



RECEPTION HALLWAY

Original solid oak entrance door, two double glazed windows with integrated oak seating, low level spot lighting, solid oak part panelled walls and stunning oak staircase to the first floor, Italian flooring and two radiators.

CLOAKROOM

Double glazed window to side elevation, "Duravit" fitted suite comprising low level w.c, wash hand basin set in vanity unit, fully tiled walls, Italian flooring and contemporary radiator.



SITTING ROOM

22' 6" x 11' 10" (6.86m x 3.61m) A formal yet relaxing room to the side of the property with two double glazed windows, the drapes close via lutron system as do the lighting as throughout the property, living flame fire set in feature surround and radiator.

CINEMA ROOM

22' 4" x 12' 3" (6.81m x 3.73m) Two double glazed windows to side and front elevation, impressive media centre incorporating fitted flat screen television and beautiful contemporary fire with fitted shelving, corner seating with electric reclining chair which can of course remain subject to negotiations. Entertaining area offers large wooden wine storage, fitted sound system, electrically controlled blinds, separate fitted wine coolers with temperature control unit, inset sink unit, integrated dishwasher, attractive lighting and quartz work surfaces with radiator.





UTILITY ROOM / ACCESS TO GARDENS

Double glazed French doors accessing the grounds to the rear and side with remote control fitted blinds, velux window, again with remote control and fitted blinds, also remote controlled. Generous range of soft close fitted wall and base units with "miele" appliances such as washing machine, again, may items may remain in the property subject to negotiations, heated Italian flooring, fitted sound system, sink unit and boiler room housing the necessary "Worcester" tanks to supply the property, also allowing ample useful storage.



KITCHEN/FAMILY ENTERTAINMENT LOUNGE

27' 7" x 31' 2" (8.41m x 9.5m) Without question the "hub" of this impressive family residence with extensive bespoke range of handmade spanish soft close units, electric velux windows with integrated remote control blinds, and again the same blinds covering the full length double glazed windows (with external bamboo screen) and bi folding doors (with remote control fitted blinds) overlooking the grounds, integrated fridge, freezer, larder units, warming drawer, pop up power points, three built in "Neff" ovens and microwave, wifi controlled induction hob, sink with "quooker" tap, corian work surfaces and central island with useful pantry storage and seating for approximately twelve guests, concealed entertainment "mood" lighting including fitted sound system, Italian heated flooring.



HOME OFFICE

8' 7" x 7' 5" (2.62m x 2.26m) Double glazed window, fitted office furniture housing central heating control system for lighting, blinds, curtains and entertainment system with wall light points.



LANDING AREA

Solid oak spindle balustrade with stunning window incorporating the "original oak" from the property overlooking the front elevation and two walk in storage rooms, remote control drapes.



MASTER BEDROOM

20' 0" x 10' 10" (6.1m x 3.3m) Double glazed window, fitted storage and furniture with wardrobes, the drapes are able to close by remote controlled timer and radiator.

EN SUITE BATHROOM

A very beautiful suite certainly with no expense spared comprising:- Double glazed window, "Ashton and Bentley" freestanding bath, "Duravit" suite with twin sink and soft close drawers, walk in waterfall shower with seating and fitted jets and majestic bespoke enclosure, kelico heated mirror with adjustable settings, brushed steel fittings, Italian heated flooring and two additional contemporary radiators.



BEDROOM TWO

10' 5" x 13' 0" (3.18m x 3.96m) Double glazed window, built in wardrobes and radiator.

BEDROOM THREE

14' 10" x 8' 10" (4.52m x 2.69m) Double glazed window, fitted wardrobes and radiator.



BEDROOM FOUR

12' 10" x 9' 9" (3.91m x 2.97m) Double glazed window, the drapes are able to close by remote controlled timer and radiator.

FAMILY BATHROOM

Double glazed window with freestanding bath, "duravit" low level closet, wash hand basin set in vanity unit with mirror having music facility and heated Italian flooring, walk in shower with seating, water jets, majestic bespoke enclosure and two contemporary radiators.



MATURE GROUNDS

Sit in approximately 3/4 of an acre, Oak Tree cottage boasts manicured lawns and an abundance of established mature fruit trees including apple and cherry to name but a few, large ornamental pond home to a family of fish (again, these are available by negotiation), external sound system, full size bowling green, an array of shrubs and flower borders providing privacy, generous brick storage facility housing garden conveniences and sink with up and over electric door leading to the front elevation via hard standing for off road

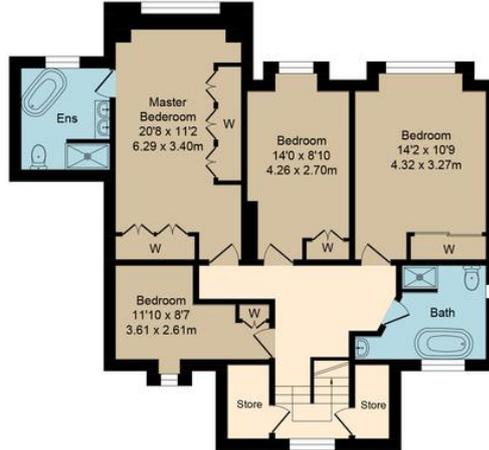
Central Avenue

Total Approx. Floor Area 2702 Sq.ft. (251.00 Sq.M.)

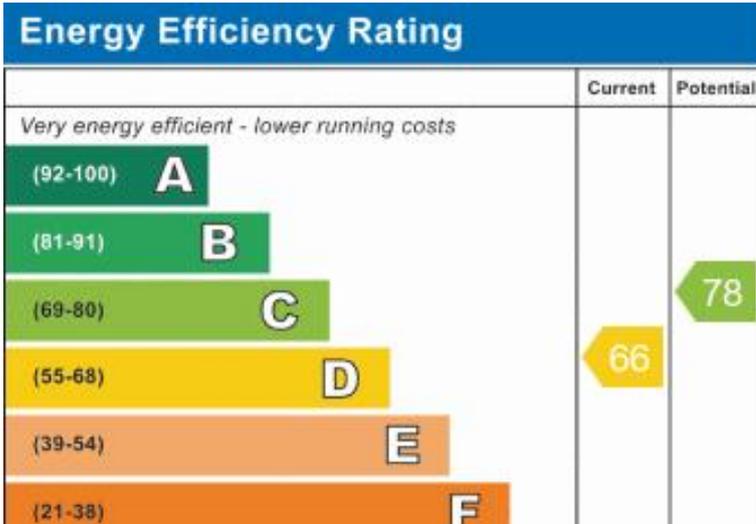
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor Area 1764 Sq.Ft (163.85 Sq.M.)



First Floor
Approx. Floor Area 938 Sq.Ft (87.15 Sq.M.)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements