



## **Maria B Evans Estate Agents Limited**

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Bella Vista, Gorse Lane, Tarleton, PR4 6LH

Offers in the region of £550,000



- Attractive and spacious detached true bungalow
- Set in 0.75 acre of gardens and agricultural land
- Light and spacious accommodation throughout
- Well proportioned, dual aspect principal lounge
- Good-sized, well-appointed breakfast kitchen
- Separate utility room and outside w.c.
- Three bedrooms - two double and one single
- Family bathroom with three-piece coloured suite
- Tarmacadam driveway parking and turning area
- Lawn garden to front with far reaching rural aspects
- Rear flat paddock with hedging on two sides
- High-level agricultural outbuilding with power and light
- Set a short distance from the village amenities

The leaded glass front door, with matching side panels, opens into a porch with tiled floor and shelters the inner opaque glass door also having with matching side panels and allowing natural light to flow through into the L-shaped entrance hallway. Lit by two wall lights, the hall is warmed by a radiator, has a coats cupboard and doors open to the lounge, kitchen, three bedrooms and the bathroom.

The very spacious, dual aspect lounge has aluminium sliding patio doors to the rear and a picture window overlooking the front garden and rural aspects beyond. Recessed downlighting and a pendant light offer evening ambience and the green slate fire surround with display niches has an extended television plinth and forms the focal point of the room whilst two radiators offer additional warmth when needed.



A glazed door with matching side panels from the lounge opens into the good-sized dining kitchen which has a picture window to the rear, recessed downlighting and a pendant light above the dining table space. Cream coloured wall and base units are fitted to two walls, have splash tiling between levels, brushed steel handles and incorporate drawers, an integrated fridge and glazed cabinets. The marble effect worktops have an inset single drainer sink unit with mixer tap and also an inset four ring electric hob with a canopy style extractor fan above and an eye-level double oven and grill close by. There is a radiator and a glazed door to the rear hall with pendant light, radiator and exit door with leaded inset to the rear garden.



Across the rear hall, a further door opens to the utility room with side window, pendant light and ceramic tiled floor. Kitchen complementary cabinets are fitted, an inset stainless steel sink unit and there is under-counter plumbing for a washing machine. The Firebird oil fired central heating boiler is also housed in the utility room.

The master bedroom has a window to the side and a picture window to the front with garden and rural aspects, a pendant light and radiator. The double room has good space for wardrobes, drawer banks and nightstands.



Bedroom two has a side window, pendant light, radiator and space for furniture. Bedroom three is a single room with a side window, pendant light, radiator and space for furniture.



The three bedrooms are served by the family bathroom fitted with a three-piece coloured suite comprising panelled bath with mixer tap and having a Triton T802 shower unit and glazed protective screen over, a pedestal wash hand basin and low flush w.c. Tiled to all splash areas, the bathroom also has a built-in cupboard housing the hot water cylinder tank and linen shelves plus further cupboards above. There is also a loft access point, vinyl flooring, an opaque side window, ceiling light and radiator to warm the towels.



Outside the back door but forming part of the property is an outhouse with opaque side window and fitted with a w.c.

The property is approached via a lengthy Tarmacadam driveway providing parking for numerous cars and having a turning area to the rear. The front, open-plan lawn area has a corner rockery and shrub border and a perimeter path leads to the front door and beyond.



To the rear, a raised flagged patio stretches across the rear elevation and overlooks the lawn area to the front which has a low-level wall to two sides and a mature shrub border with rockery and ornamental pond. Across the driveway parking area, a large, high-level outbuilding with tall sliding doors to the front for wagon access, a mezzanine floor and offers workshop areas with power, light, two personal doors, concrete floor, and houses the oil storage tank.

To the rear is a lengthy paddock measuring some 0.41 acres with a conifer hedge to one side, hedging to a second and a greenhouse.





**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 E**

**The Council Tax Band is E**

**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)  
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA