



Maria B Evans Estate Agents Limited

Pagoda, 68a Chorley Road, Bispham, Ormskirk, L40 3SL

Offers in the region of £515,000



- Attractive, detached dormer residence
- Set beyond electronically controlled gates
- Elevated location enjoying superb rural views
- Welcoming hallway with Karndean floor
- Four generously spacious reception rooms
- Well-appointed limed-oak breakfast kitchen
- Three double bedrooms – one ground floor
- Three-piece bathroom and a shower room
- Tarmac driveway parking for four/five cars
- Detached subdivided garage with power and light
- Integral home office with separate washroom
- Enclosed gardens to the sides and rear
- Easy access to local amenities and schools
- Close to road and rail commuter transport links
- No onward chain with the sale of this property

The side of the property has a covered inset with lantern wall light and shelters the studded, timber front door having opaque glass panels to the side and opening into the spacious hallway.

Lit by two wall lights, the hall has a decorative bull's-eye window to the lounge and an open tread staircase to the first floor, a radiator and Karndean flooring. There is also a cupboard housing the lagged hot water cylinder tank with linen shelves above.

The comfortably spacious lounge has a pendant light, inset spotlights and is warmed by two radiators. There is a bow window and a door into the sunroom plus an arch opening into the dining room. The focal point of the room is an attractive slate-faced, full height fireplace with raised ingle opening and open fire facility.



The dining room has a curved window to the side and rear giving stunning, panoramic rural aspects and also has a slate feature wall, recessed downlights and a radiator.



Off the lounge, the sunroom has a further hardwood curved window to the rear taking full advantage of the fabulous views. Lit by two wall lights, there are exposed rafters and a king truss to the vaulted ceiling, parquet flooring and a hardwood door to the patio and rear lawn garden.



Decorative display niches sit to either side of the raised angle fireplace fitted with a gas coals fire and having a television point alongside.

The kitchen has a UPVC bow window and a part glazed UPVC door to the side. Recessed down-lights are set between the exposed ceiling rafters and there is also a pendant light. The ceramic tiled flooring gives a practical finish and a radiator warms the room. The good range of limed-oak wall and base units have splash-tiling between levels and incorporate drawers, glazed cabinets and shelves. The marble effect worktops have an inset one and a half bowl coordinating sink unit with a mixer tap over as well as a waste disposal unit. There is an inset Neff four-ring ceramic hob with a canopy style extractor fan above and a complementary eye-level double oven and grill alongside. Integrated appliances include a fridge freezer, Hotpoint automatic washing machine and a Hotpoint automatic dishwasher and there is also a cupboard housing the oil-fired central heating boiler.



The snug has a UPVC bow window to the front, three wall lights, a pendant light and a radiator. This room could also be used as a fourth bedroom if required has a fitted cupboard to one wall.



The ground floor bedroom has a bow window to the front, rough-cast plaster walls with pine coving, a pendant light and a radiator. This double room has ample space for wardrobes, a chest of drawers and night stands.



The shower room is fully tiled, has an opaque window to the side recessed downlights and a radiator. The three-piece blue suite comprises a shower cabinet with bi-folding doors, a vanity cabinet-set wash hand basin, and a low flush WC.

The first-floor landing is lit by two wall lights, has a loft access point and painted doors open to each of the rooms.

The light and airy master bedroom has a uPVC bow window to the rear, recessed down-lights and two radiators. A good range of louvre-door wardrobes line one wall and have a matching dressing table with cabinets to either side, and matching night stands.



Bedroom two has a uPVC bow window to the front, two radiators and recessed downlights. Again, there is plenty of space in this good size double room for furniture such as wardrobes, chests of drawers and night stands.



Between the two first floor bedrooms, the fully tiled bathroom in monochrome shades has a uPVC bow window to the side, recessed downlights and a radiator. The three-piece white suite comprises a vanity cabinet-set wash hand basin, a close coupled WC and a panelled bath with a telephone style mixer tap and hand shower. There is also a wall mounted cabinet for toiletries.



The property is approached via an electronically controlled wrought iron, sliding gate with a personal gate to the side and opening to a Tarmac driveway with parking for four/five cars plus a garage. The single, detached, rendered, L-shaped garage has an electric up-and-over door, power, light and a personal side door. Incorporated is an office with UPVC bay window, two ceiling lights, and a wall mounted electric heater. A door opens to the WC with opaque window and two-piece coloured suite comprising close coupled WC and wall mounted wash hand basin with electric Triton Hand Wash hot water tap over. A further door opens to the subdivided garage with the front part used for garden equipment and the rear part used as a storeroom. The plasterboard wall between the two areas could easily be removed to return it to a full-sized single garage.

Steps to either side of the property give way to the rear garden. To the left, a broad pathway leads to the recessed front door, has ample room for container planting, houses the central heating oil tank and continues on to the clematis laden wrought iron arbour giving way to the hedge and shrub enclosed rear garden which is laid to lawn. A low retaining wall has an opening to the Tarmac seating and al fresco dining area and enjoys the sun and fabulous views. A further pathway from here leads back to the front of the property and has a walled boundary topped by a decorative wrought iron detail. Again, there is ample space for container planting and, at the front of the property, there is a raised sun terrace which overlooks the parking area and provides yet another sunny seating space.





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 F

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.