



Maria B Evans Property Management Ltd

2 FULWOOD AVENUE, TARLETON, PR4 6RP

£1600 PCM



- Detached five-bedroom family home
- Three good sized reception rooms
- Breakfast kitchen with separate utility room
- Family bathroom and ensuite bathroom
- Large plot with detached double garage
- Quiet location set down a private road

This charming, traditional style detached family home is brimming with character features and spacious rooms throughout. Briefly, the accommodation comprises three generously spacious reception rooms, a well-appointed breakfast kitchen, utility room, boot room and cloakroom whilst on the first and second floors are five double bedrooms – one with en suite – and a family bathroom. Set down a private road, the location is ideal for village shops and amenities, local renowned schools and is within easy reach of transport links to Southport, Ormskirk, Liverpool and Preston.

A timber front door is sheltered by an open porch and gives way to the hallway with stairs to the first floor, under-stairs cupboard and herringbone pattern laminate flooring which continues into the kitchen. Timber doors open to each of the rooms and the high ceilings give an airy aura.

The generously spacious lounge has a bay window to the front, an open fire facility having a decorative surround and hearth and offers a cosy air to the room. The wood effect laminate flooring continues through a broad opening to the dining room which has French windows to the rear garden, and a double door to the kitchen.

A further dual aspect sitting room overlooks the front and side gardens and also has an open fire facility and wood effect laminate flooring.

The well-appointed breakfast kitchen is fitted with a range of beech effect wall and base units and drawers having granite effect worktops which are inset with a one and a half bowl stainless steel sink unit and mixer tap. Cooking facilities are provided by the Belling seven-burner range cooker set in a brick angle. Lit by recessed downlights, the kitchen also has an automatic dishwasher and houses the Vaillant gas central heating boiler. There is ample space for a table and chairs.

Two steps down give way to the utility room where there is plumbing for an automatic washing machine and space for a tumble dryer. Just off, the cloakroom has a two-piece white suite and a further door opens to the rear storage/boot room.

The spacious landing has a built-in linen cupboard, a window to the front and stairs to the second floor.

The fully tiled family bathroom is fitted with a contemporary four-piece white suite comprising panelled bath, close coupled w.c. wall mounted wash basin and shower cubicle. There is also a chrome ladder-style heated towel rail.

There are three double bedrooms on this floor; bedrooms two and three overlook the front and rear, respectively. The very spacious master bedroom overlooks the front of the property and also benefits from a

white, four-piece en suite of roll-top claw-foot bath, shower cubicle, pedestal wash basin and a w.c. There is also a chrome ladder-style heated towel rail.

The second-floor landing has a window to the rear and gives way to two double bedrooms both having Velux windows to their vaulted ceilings. Bedroom four also has a side window, a built-in cupboard and a pedestal wash basin. Bedroom five is currently used as an office.

The property is approached via a tarmacadam driveway with parking for three/four cars and leading to a detached double garage with two up-and-over doors, power and light, a side door and window to the rear. Part of the front garden is laid to lawn with a pedestrian path to the front door.

The fully-enclosed rear garden is mainly laid to lawn with two paved patio areas and paved paths leading to the side paved storage area and a further path leads to the front garden via a timber gate.

NB : The Landlord and owner of 2 Fulwood Avenue is also the landlord and owner neighbouring plot where Briar Dene Nursery School resides. Given the adjoining proximity of the nursery school, there may be a need for occupying tenants of the house to undergo a DBS check to understandably ensure the property is rented responsibly.











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