



Maria B Evans Estate Agents Limited

135 The Marshes Lane, Mere Brow, PR4 6JS

Offers in the region of £450,000



- Traditional style, semi-detached family home
- Set in just shy of 1.85 acres of gardens and paddocks
- Two good sized reception rooms with log burners
- Well-appointed breakfast kitchen and utility room
- Ground floor washroom and further cloakroom
- Three bedrooms – two double and one single
- Good-sized family bathroom with three-piece suite
- uPVC double glazed windows and composite doors
- Warmed by gas central heating radiators throughout
- Driveway suitable for wagon access and parking
- Rear, west facing lawn garden with timber shed
- Brick stable and tack room plus four-stable loose box
- Planning consent for 40m x 20m riding arena
- Exceptionally well-drained turn-out/paddocks
- Easy access to main road commuter routes

This traditional style, semi-detached house with red brick facia and is set beyond a low wall and front lawn garden with flower borders. A paved path leads to the painted green timber door and rear garden whilst a broad, side driveway provides parking for numerous cars and has a seven-bar metal gate partway along. Beyond this, is an excellent equestrian facility with a total of five serviced stables – one brick and four timber – plus a tack room and the property has further planning consent for a riding arena.

The front door, with two decoratively leaded and stained-glass side windows, opens to the hall having a ceiling light, stairs to the first floor with cupboard beneath, and a further side window.

With exposed floor-boards, the attractive lounge has a bay window to the front, three wall lights and an ingle fireplace with tiled hearth and an EFEL gas-fired stove and exposed floorboards.



The snug also has exposed floorboards, a Georgian style door to the kitchen, a ceiling light and three wall lights, and a picture rail. The tall exposed brick fireplace with inset beam and raised hearth houses a log burning stove with a floor-to-ceiling, part-glazed built-in cupboard to one side, and a television point.

Off the hall and lit by recessed downlights, the fully tiled washroom with extractor fan has a ceramic tiled floor and is warmed by a white ladder heated towel rail. The suite comprises a wall mounted wash hand basin and a large shower cubicle with glass door.

The dual aspect breakfast kitchen has a side window, French windows to the conservatory, recessed downlights, a ceiling light and vinyl flooring for a practical finish. There is space for a breakfast table and chairs and the kitchen area is fitted with a range of white wall and base cabinets with brushed steel handles and incorporating a glazed display cabinet. The wood effect worktops surround and are inset with a one-and-a-half bowl stainless steel single drainer sink unit and mixer tap. There is space for an electric cooker with a Russell Hobbs stainless steel extractor fan over, plumbing for an automatic washing machine and the walk-in pantry has space for a fridge, storage shelves and space for household essentials.



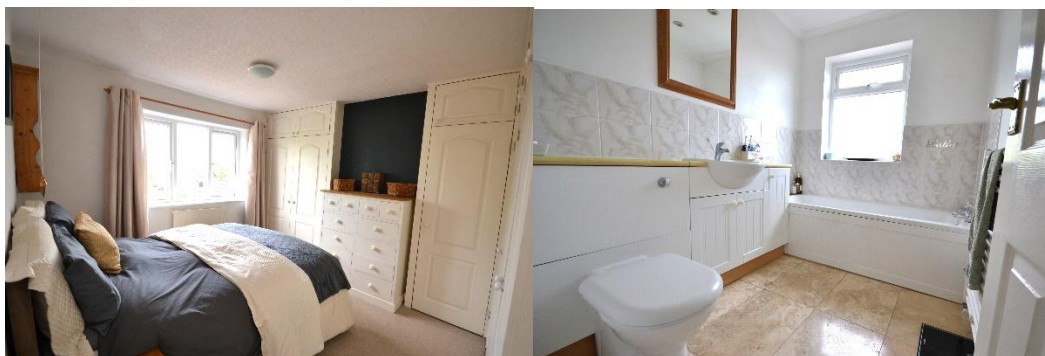
Tiled to all splash areas, the adjacent utility room, with porcelain tiled floor and part glazed exit door to the garden, has further storage cabinets and the wood effect worktops have under-counter plumbing for a washing machine and space for fridge freezer.

From the kitchen, French windows open to the conservatory which has porcelain tiled flooring, a ceiling light, further French windows to the garden and a wall mounted electric fire for year-round use.

The cloakroom has an opaque side window, is tiled to dado height and fitted with a two-piece white suite comprising low flush WC and a wall mounted vanity cabinet with inset wash hand basin and monobloc tap.

The first-floor landing has an opaque side window, ceiling light and white panelled doors open to each of the rooms.

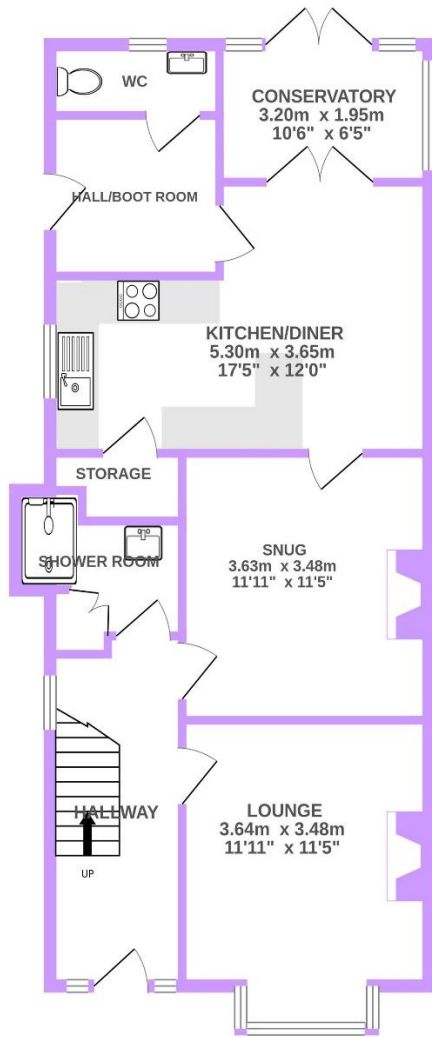
Bedroom one is has a picture window to the rear with views across to Rivington, a ceiling light, and attractive fitted wardrobes to two walls. Bedroom two has a picture window to the front, ceiling light and space for wardrobes whilst bedroom three has a window to the front, track spotlights and laminate flooring.



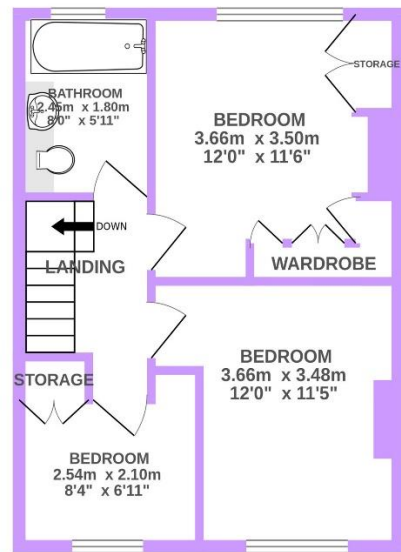
The family bathroom has an opaque window to the rear, recessed downlights and a white ladder style heated rail to warm the towels. The porcelain tiled floor in natural shades has harmonising splash tiling to the walls forming the backdrop to the three-piece white suite of vanity cabinet set wash hand basin and back-to-wall WC plus a panelled bath.

Outside and beyond the driveway gate there is storage for bins, a coal bunker and log store to the left and a specimen laburnum tree. To the right, a lawn garden with stag-horn tree and beyond is a large timber storage shed with rear, open-fronted parking and storage area. Off to the left, a further metal bar gate opens to a timber open-fronted storage shed and a brick-built stable and tack room. To the side is a small gate to a composting area with fruit bushes. A further metal-bar gate opens to concrete yard with power, water and a loose box of four stables. To the side of this, further gate gives way to the paddock of just shy of 1.85 acres and the area to the front of the loose box has planning permission for a sand paddock.





GROUND FLOOR
68.7 sq.m. (740 sq.ft.) approx.



1ST FLOOR
37.9 sq.m. (408 sq.ft.) approx.

TOTAL FLOOR AREA: 106.7 sq.m. (1148 sq.ft.) approx.

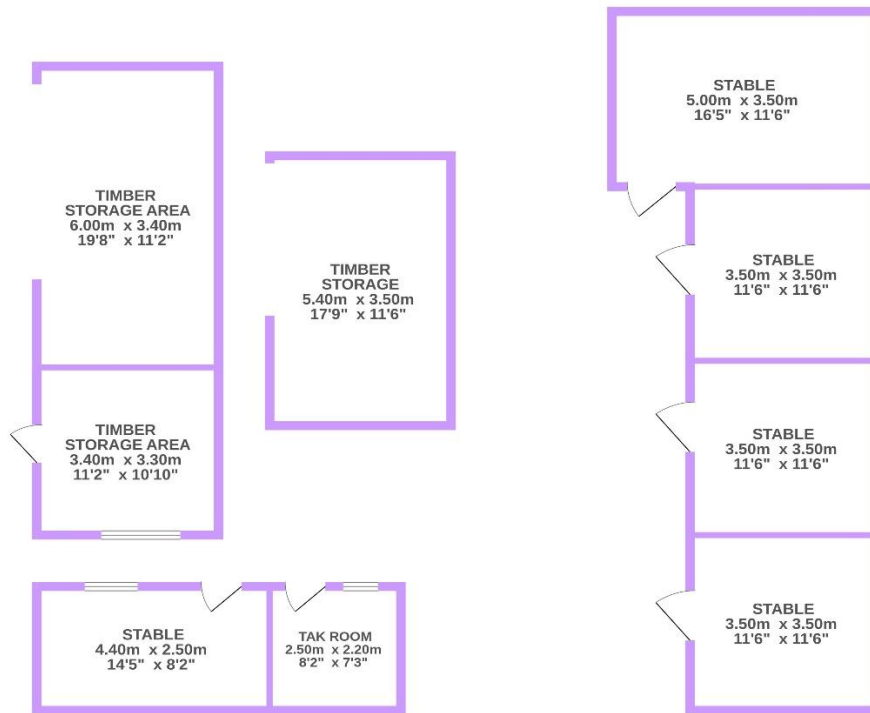
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
122.8 sq.m. (1322 sq.ft.) approx.



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TOTAL FLOOR AREA: 122.8 sq.m. (1322 sq.ft.) approx.
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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 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.

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