



Maria B Evans Estate Agents Limited

108 Blackgate Lane, Tarleton, PR4 6UT

Offers in the region of 475,000



- Charming and well-maintained detached residence
- Set in a semi-rural location on the edge of Tarleton
- Two generously spacious reception rooms to front
- Well-appointed breakfast kitchen and utility room
- Large ground floor bedroom with French windows
- Ground floor luxury bathroom with five-piece suite
- Two further good-sized, double, first floor bedrooms
- Three-piece white suite shower room to first floor
- Warmed by gas central heating and double glazing
- Tarmacadam driveway parking for three/four cars
- Attached single garage with electric doors and power
- Idyllic and beautifully stocked, secluded rear garden
- Summerhouse, greenhouse, decking and water feature
- Close access to local amenities and renowned schools
- Within easy reach of commuter transport routes
- No onward chain with the sale of this property

It's clear from the outset that this has been a lovely and well cared-for family home by the previous owners and much thought has been given to the flow of the rooms, the decor and especially the well-maintained and landscaped gardens which surround.



The composite door with decoratively leaded glass inset opens to the porch, lit by a pendant light, having side windows, a meter cupboard and sheltering the inner timber door with further leaded glass inset. First footing is into the good-sized dining room which has a window to the front and is lit by pendant, wall and recessed down-lights. A Victorian style cast iron fireplace with slate hearth sits to one corner and there are double doors to the lounge and a door to the inner hall.



The principal lounge overlooks the front garden, has a central pendant light to the beamed ceiling, wall lights and a picture rail. The focal point of the room is the carved oak Adams style gas coals fire-surround with tiled inset and cast-iron grate, and having a television point to the side



The inner hall has a pendant light, an exposed ceiling beam a pine spindle staircase to the first floor and matching doors to the rooms off.



The charming dining kitchen has French windows to the rear with glazed side panels, a patio door to the side and skylight windows – all allowing natural light to filter through the area which is also lit by ceiling spotlights and three pendant lights. There is more than ample space for the breakfast table and chairs alongside the windows to enjoy the aspects when dining. With ceramic tiled flooring and exposed ceiling beams, the kitchen is fitted with a range of cream painted cabinets and a central island, all having dark green granite worktops whilst the free-standing pine dressers also provide essential storage and blend into the area perfectly. The Butlers sink unit has a French-style lever mixer tap with an etched side drainer and plumbing for an automatic dishwasher close by. A niche is reserved for the Smeg six-burner range cooker with canopy extractor fan above and tiled splash-back, and there is also space for a fridge.



Off the kitchen, the utility room has a rear window, a door to the attached garage and is fitted with a range of kitchen complementary cabinets having splash tiling, Formica worktops and an inset stainless steel sink unit. There is plumbing for a washing machine plus space for a tumble dryer and fridge freezer.

A step down from the hall gives way to the ground floor bedroom which has Sliding patio doors to the garden, two pendant lights and a radiator. Fitted wardrobes line one wall and this large room offers excellent space for further clothes storage furniture.



The spacious ground floor bathroom has an opaque side window, recessed down-lights and wall lights and is shower-panel boarded to all splash areas. The five-piece white Charlotte suite comprises a shower cabinet with sliding doors and Triton Trance unit, a low flush w.c., bidet, pedestal wash hand basin and a panelled bath with telephone style mixer tap and hand shower. The traditional suite sits perfectly alongside a further Victorian cast iron corner fireplace.



To the first floor, the split-level landing has two side windows, two pendant lights, a radiator, a spindle balustrade and pine doors to the rooms off.



Bedroom two has side and rear windows, a pendant light to the part-vaulted ceiling and two radiators. Bedroom three has side and front windows, spotlights to the exposed beams, and a radiator. The room is currently used as an atelier and has a further door to an adjacent sewing room with a Velux window to the front and an eaves storage cupboard housing a lagged hot water cylinder tank.



Serving these bedrooms, the spacious first floor bathroom has a low-level window to the side, an extractor fan, recessed down-lighting and a radiator. The three-piece white suite comprises a pedestal wash basin, low flush w.c. and a corner shower cubicle with Triton Ivory II unit.



The property is set beyond a low wall and is approached via a Tarmacadam frontage with parking for three/four cars and a slightly raised shrub and flower border curving alongside the wall to the front and side. The drive also leads to the attached, single garage with an electronically controlled up-and-over door, side window, power and light. Workshop units and shelves are fitted plus available space for a freezer and a hatch to the loft area.



A side timber gate gives way to the rear, fully enclosed garden and, wrapping around the side and rear elevations, a decked terrace with covered arbour above offers a fabulous seating and al fresco dining space overlooking the garden with cobble edged borders, brimming with herbaceous and shrub planting and featuring some specimen trees. This absolutely charming space with rural aspect beyond is mainly laid to pebble areas with brick paths and stepping stones meandering between well stocked corner islands, travelling beneath rose laden arbours, over timber bridges and alongside the ornamental pond. A greenhouse sits to one corner beside a further part covered seating area and a delightful summerhouse with balcony sits to the opposite side, creating a second vantage point to enjoy the rewards of your labour.



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 F

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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