



Maria B Evans Estate Agents Limited

22 The Beeches, Tarleton, PR4 6EL

Offers in the region of £450,000



- Detached, four-bedroom family home
- Open-plan kitchen and dining area
- Conservatory with peaceful views of the rear garden
- Single, extended garage suitable for a variety of uses
- Reception and home office to the front of the property
- Two-piece ground floor w.c.
- Four double bedrooms, the master with a three-piece en suite
- Three-piece family bathroom
- Driveway parking for three cars
- Excellent location for local facilities and schools

This detached, four-bedroom family home is positioned within a cul-de-sac location in the heart of Tarleton. Holding parking for three vehicles, the driveway holds a block paving and pink tarmac, with a hedge border to one side and a lawn area to the other. Entrance to the property is gained through a bricked porch with a side wall light. This makes a perfect space to leave behind shoes and coats before continuing onto the entrance hallway through an inner door with an opaque glazed inset. The hallway includes a radiator and is lit by recess downlights.



To the right, a good-sized reception room unfolds with a window to front and radiator beneath, pendant light above and television point to the side. The focal point of the room is a gas coal fire with granite surround and tiled hearth, also having a wooden mantel piece above.

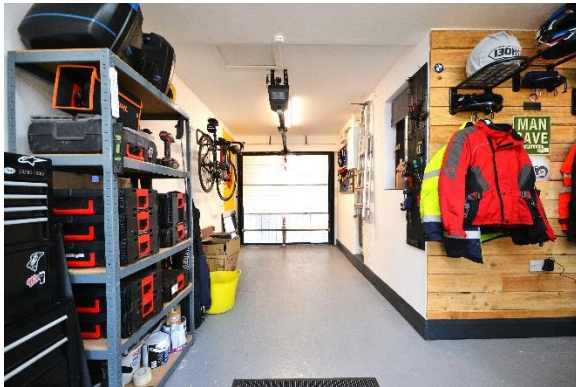
Double doors open up to the dining area, providing the flexibility of having either an open-plan living-dining-kitchen design, or separating the reception room. This area has a tiled flooring, radiator, window to the side of the property and a glazed inset overlooking the conservatory area. There is a television point to the far wall and the ceiling is spotted with recess downlights which follow on into the kitchen area.



The kitchen is fitted with wooden units, topped with a black granite, to include a De Dietrich double pyrolytic oven, full refrigerator and a double pull-out rack cupboard. A one and a half bowl stainless steel sink unit with swan neck mixer tap and etched drainer to the side is positioned in front of a window overlooking the rear garden. Additionally, the kitchen includes a Neff 5-point induction hob with an extractor fan over, dishwasher and integrated drinks chiller. An understairs storage space is also accessed from here holding a laminate flooring and pendant light.



The conservatory offers peaceful views of the South-east facing rear garden and has ample space for furniture upon the tiled flooring. There is a radiator to the side and pendant light above with access to the rear also granted from here.



This property benefits from a single, extended garage with extensive conversion possibilities. Being positioned next to the downstairs w.c., it is easily connected to the plumbing and has eight inches of insulation in the floor and five inches in the roof. French doors open up to the rear garden, giving this space its own access to the rear (making it a perfect space for an annex or sunroom) whilst also having electric up-and-over doors to the front. It is finished with a concrete flooring, fluorescent strip lights and window to the side. The current owners have utilized this space as a utility with space for a washing machine, a freezer and venting for a tumble dryer within a fitted wooden cabinet with cupboards above.



Completing the ground floor is both a home office and ground floor w.c. The study exists to the front of the property, holding a grey laminate flooring, radiator, pendant light above and window to the front. The w.c. is fitted with a two-piece suite, comprising of a close coupled

w.c., wall mounted wash hand basin with mixer tap, tiled flooring, a radiator and central light and extractor fan above.

Progressing to the first flooring, the landing is a spacious area providing access to the loft, a window to the front, a storage and airing cupboard housing the water tank. It is warmed by a radiator and lit by recess downlights.



The master bedroom has space for a king-sized bed and fitted wardrobes fitted to the corner. There is a window to front with a radiator beneath, television point to the side and central light. The en suite is fitted with a three-piece suite comprising of a close coupled w.c., pedestal wash hand basin with monobloc tap and tiled splashback behind. There is also a corner electric shower with glazed sliding doors and tiling around. This is finished with a chrome heated towel rail, tiled floor, pendant light, extractor fan and opaque window to the side.



Bedroom two is a double room with two windows to rear, a pendant light, radiator and laminate flooring with fitted wardrobe to the corner. There is a television point and vanity wash hand basin with mixer tap to the side.



Bedrooms three and four are both double rooms warmed by a radiator, lit by a pendant light and having a television point to the side. Bedroom three is fitted with a wardrobe and overbed unit and has a window overlooking the rear, whilst bedroom four has a window to the front.



The family bathroom is a three-piece suite fitted with a P-shaped bath with a glazed side panel and a Triton electric shower over. This is tiled all around which continues around the pedestal wash hand basin with a monobloc tap, vanity mirrored cabinet over and close coupled w.c. There is an opaque window to the side, chrome heated towel rail, tiled flooring and a pendant light.



The rear garden is laid with flags to wrap around the property and provide side access to the front. It also supplies seating areas throughout the garden, one towards the rear holding a greenhouse and another holding storage sheds. The lawn area is surrounded by various mature shrubs and plants, bordered by a timber fence which includes a concealed gate to the rear fields leading to the canal for idyllic walks. The garden amenities are concluded with an outside tap.



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 C

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.

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