



## **Maria B Evans Estate Agents Limited**

---

**Orchard Meadow, Bank Hall Drive, Bretherton PR26 9BP**

**Guide price: £425,000**



- **Three-bedroom end mews property**
- **Open plan living-dining-kitchen area**
- **Underfloor heating to the ground floor**
- **Study space to the rear of the property**
- **Ground floor two-piece w.c.**
- **Under stairs storage available**
- **Solid engineered oak flooring across the ground floor**
- **Master bedroom with en-suite attached**
- **Two further double bedrooms**
- **Fitted carpets to first floor bedrooms, stairs and landing area**
- **Four-piece family bathroom with high-end finishes**
- **Boarded loft storage and ladder**
- **Off-road parking for two vehicles**
- **Rear garden with lawn and patio area**
- **10 year insurance backed new build warranty on all properties**

- **Properties of this type ranging from 1,393-1,372 in square footage**
- **Accessible commuter routes along the A59 to Preston or Liverpool**

Orchard Meadow presents a range of expertly constructed homes set within a semi-rural location between the villages of Bretherton and Tarleton. This consists of four-bedroom detached homes, three-bedroom end- and mid-mews properties. Finished with elegant interior and bespoke finishes throughout, these properties offer ideal accommodation.

Demonstrating that first impressions matter, this mid-mews property provides a striking sense of arrival as the open-plan living space is revealed after entry. Carefully designed, the layout fosters a sense of openness whilst still preserving a cosy and inviting atmosphere throughout the living-dining area which is warmed by underfloor heating below the engineered oak flooring. Preserving the flow of the property, the space effortlessly sections itself to allow for a private study area at the rear of the property.



The kitchen is positioned to the front of the property, set within a more distinct zone of its own, and well-stocked with wall and base units. These offer ample storage and are equipped with integrated Neff cooking appliances to include an oven and an additional combination oven and microwave. Bi-fold doors allow natural light to brighten the area.

Completing the ground floor accommodation is a two-piece suite cloakroom and an understairs storage cupboard. This is fitted with a washing machine and dryer.



To the first floor, the landing area provides entry to all three double bedrooms, family bathroom and loft storage which is a boarded space accessed by a ladder.

The good-sized master bedroom is facilitated by an en suite shower room with a w.c. and wash hand basin.



Bedrooms two and three are also double rooms, offering plenty of space for furniture. Each are illuminated by a combination of natural light and a pendant light overhead, whilst being warmed by a radiator.

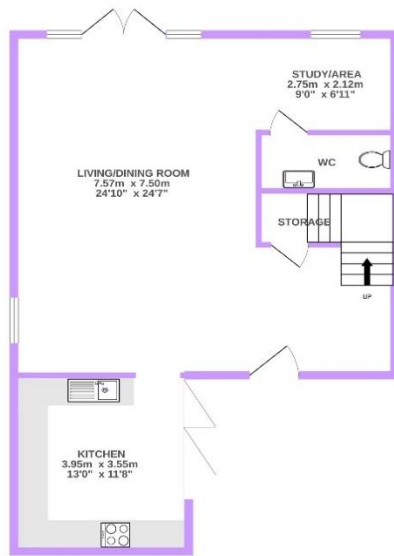


The family bathroom holds a four-piece suite set against a backdrop of neutral-coloured tiles. This includes both a paneled bath, double walk-in shower, a w.c. and wash hand basin. The room is finished with a chrome heated towel rail.

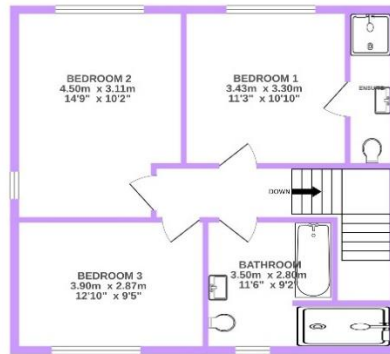


This gated community is nestled within the historic site of the recently renovated and Grade II Listed Bank Hall and enjoys surrounding picturesque woodland and countryside aspects. Orchard Meadows is also conveniently placed for access to the local villages and their amenities plus the cities of Preston and Liverpool via the A59.





GROUND FLOOR  
71.6 sq.m. (770 sq.ft.) approx.



1ST FLOOR  
57.9 sq.m. (623 sq.ft.) approx.

TOTAL FLOOR AREA: 129.4 sq.m. (1393 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.  
Made with Metrigio ©2025



**Viewing is strictly by appointment through Maria B Evans Estate Agents**

**We are reliably informed that the Tenure of the property is Leasehold**

**We are reliably informed that the lease length is 999 years**

**We are reliably informed that the Lease is fixed at £150 PA**

**We are reliably informed that the Service Charge is £450 PA**

**The Local Authority is Chorley Borough Council**

**The EPC rating is B**

**The Council Tax Band is TBC**

**The property is served by the Sewage Treatment Plant (included within the service charge)**

**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.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095

W: [www.mariabevans.co.uk](http://www.mariabevans.co.uk) E: [sales@mariabevans.co.uk](mailto:sales@mariabevans.co.uk)

Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA