



Maria B Evans Estate Agents Limited

The Forge, Maltkiln Lane, Bispham, L40 3SQ

Offers in the region of £399,000



- Charming stone-built terrace cottage
- Refurbished accommodation over three floors
- 1,268 sqft of attractive, easy living space
- Far-reaching rural aspects to front and rear
- First floor open-plan living dining kitchen
- Ground floor comfortably spacious lounge
- Good-sized ground floor bedroom three
- Contemporary style three-piece bathroom
- Two further second floor double bedrooms
- Second floor three-piece modern shower room
- External home office with integral washroom
- South facing, split level, terraced gardens to rear
- Private bay parking included for two vehicles
- Close to village amenities and local schools

This charming, stone-built terrace cottage offers fully refurbished accommodation set over three floors and enjoys far-reaching rural aspects to the front and rear. Briefly, from the hallway there is an open plan living-dining-kitchen with contemporary cabinets and a door to a decked balcony, stairs descend to the lounge, bedroom three, bathroom, and utility/boot room area. The second-floor features two double bedrooms and a shower room with three-piece suite. To the rear is a split-level garden, laid to stone flags, featuring a large, recently refurbished, timber clad home office with integral cloakroom. A short path also leads to a private car parking space for two vehicles.



Stone steps rise to the front door with glazed inset which opens to the hall, lit by recessed downlights. A staircase rises and turns to the first-floor landing with a 'pig's ear' handrail to the side and the oak flooring continues beyond a panelled door into the dual aspect open plan living dining kitchen.



Having rural aspects to the front and rear, this open plan area has space for dining and lounge suites as well as having a contemporary style kitchen area - making this the true hub of the home. The kitchen is fitted with a range of ink-shaded handle-less cabinets incorporating a peninsula unit with deep storage drawers. The white Silestone worktops have an inset porcelain sink unit with swan neck mixer tap over and an etched side drainer. Also inset is a four-ring induction hob with a chimney-style extractor fan over and, close by, an eye-level AEG double oven and grill. Integrated appliances include a fridge freezer and an automatic dishwasher. A patio door opens to the composite decked balcony with timber screen, timber store and wall mounted downlights.



From the kitchen, stairs descend to the basement hallway which has a window and door to the rear garden, is lit by recessed downlights and has stone-effect tiled flooring which continues into the cloakroom. The utility area has been fitted with painted wall boarding, cabinets to one wall and an inset Belfast sink unit with brass tap, has plumbing for an automatic washing machine and space for a tumble dryer. The cupboards house the underfloor heating manifolds, the electricity consumer board plus linen storage whilst a further under-stairs cupboard houses the hot water cylinder tank and pressure units. On the opposite wall is a niche and fitted bench which is perfectly placed for kicking off muddy boots when coming in from a country walk.



Fully subway tiled in white and positioned off the hall, the bathroom has recessed downlights, extractor fan and wall mounted heated towel rail in graphite grey. The three-piece white suite comprises a panelled bath with protective glass screen and shower over, a wall mounted vanity drawer with inset wash hand basin and a close coupled WC.



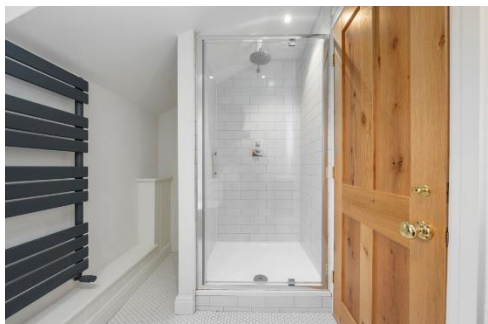
The comfortably spacious lounge has a high-level window, recessed downlights for evening ambience, is warmed by underfloor heating and has a television point.



Also on the ground floor is double bedroom three which has a picture window to the garden, is lit by recessed downlights and is warmed by underfloor heating.



The first-floor landing has an exposed beam, pendant light, radiator and a spindle balustrade. Panelled doors open to the shower room and the two double bedrooms which are both lit by recessed downlights to their beamed ceilings and are warmed by radiators. Bedroom one has a window to the rear with rural aspects and there is also a dressing area with a further window to the rear and a wall light. The second double bedroom has a low-level window to the front also enjoying rural aspects over farmland.



The shower room has an opaque window to the front, recessed downlights and a graphite grey panelled heated towel rail. With mosaic tiled floor and subway tiling to all splash areas, the room is fitted with a three-piece white suite comprising a glazed shower cabinet, a wall-mounted vanity drawer with inset wash basin and illuminated mirror over, and close coupled WC.



The fence enclosed, south facing, split-level rear garden is laid to stone flagged patios with a recessed ornamental pond and shale areas which are ideal for container planting. The area benefits from outside lighting and an outside tap. Steps rise to a path giving way to a further flagged patio and access to a timber clad, semi-detached outbuilding which has been recently renovated to provide a superb home office with French windows to the rear, a window to the front and an integral washroom with three-piece white suite of WC, wash hand basin and electric shower. A raised border planted with hedging and an inset gate opens to farmland to the rear. An additional path runs across the rear gardens of the adjoining properties to reach the private bay parking bay for two vehicles. A junction box has been installed outside the home office for easy installation of an EV charging point.

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

Warmed by electric central heating and uPVC double glazed

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 E: sales@mariabevans.co.uk rentals@mariabevans.co.uk
 Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA