



Maria B Evans Estate Agents Limited

7 Fulwood Avenue, Tarleton, PR4 6RP

Offers in the region of £495,000



- Charmingly distinctive Edwardian detached residence
- Set within the Fulwood Avenue Conservation Area
- Accommodation is in need of some modernisation
- Generously spacious lounge with patio doors
- Two further comfortably spacious reception rooms
- Well-appointed dual-aspect breakfast kitchen
- Separate utility room and walk-in larder to rear
- Ground floor cloakroom with door to rear garden
- Spacious and split level first floor landing
- Three bedrooms – two doubles and one large single
- Family bathroom, separate w.c. and en suite to master
- Driveway parking, detached tandem garage and car-port
- Surrounded by mature, well-stocked lawn gardens
- Close to village amenities and local renowned schools
- Easy access for nearby commuter transport links

This charming, detached residence dates back to 1910 and has retained many original features of the Edwardian era such as high-ceiling rooms with decorative coving, stained-glass fenestration and deep skirting boards. In need of some modernisation throughout, the property has the wherewithal to provide, once again, a spacious family home of distinction.

Double doors open to the double-glazed front porch with timber clad walls, parquet flooring, a pendant light and a window to the lounge. A door to the side opens into the conservatory which has a door to the garden and ceramic tiled flooring with inset planting bays.



From the porch, the original part-glazed front door opens to the main hallway with a decoratively stained-glass window to the front having secondary glazing, a pendant light with ceiling rose and a staircase rising to the first floor with carved newel and banister.

A part-glazed door opens to the lounge which has a central pendant light, deep coving and a radiator. A carved marble-effect fire surround with granite inset and hearth currently houses an electric fire and there are display niches to either side. An archway leads through to a reading area with built-in mahogany dresser, a wall light, stained glass side window and sliding patio doors to the garden.



A door opens to the dual aspect dining kitchen with windows to the side and two windows to the rear plus a door to the utility room and walk-in larder. Lit by two ceiling lights, the kitchen is fitted with a good range of medium oak base and tall cabinets plus a peninsula unit with breakfast bar. The tiled worktops have an inset one and a half bowl stainless steel single drainer sink unit set beneath the rear windows. Also inset is a Hotpoint electric hob and, on the opposite wall, a Hotpoint eye-level double oven and grill. In addition, a black, mains gas, Rayburn range cooker with hot plate is in situ and provides further cooking facilities. There is plumbing for an

automatic dishwasher and an under-stairs cupboard with an automatic light provides further storage.



The utility room has a window to the rear garden, recessed downlights and a door to the garden. The kitchen-complementary cabinets and worktops have a further stainless steel sink unit set beneath the window and there is plumbing for an automatic washing machine. A sliding door opens to a walk-in larder having two windows, recessed downlights, additional fitted timber wall and base cabinets and an access point to the insulated loft with drop-down ladder

The dining room has a bay window to the front with leaded lights and window seat and the room is lit by a central pendant light. A carved oak fire surround with brick inset has a display niche to the side.



From the dining room, a door opens into the snug which also has a bay window to the front with leaded lights and a window seat. There is a central pendant light and two wall lights for evening ambience and the oak fire surround has a split-faced marble briquette inset and currently houses a gas fire.



A sliding door opens to an ante-room with shelves and space for a bureau. A door from here opens to the part-tiled cloakroom with opaque rear window, door to the garden, a pendant light and a two-piece suite.

The first floor, split-level landing has a painted timber balustrade, pendant and spot-lights and an eye-catching decoratively stained circular window to the front. White panelled doors lead into the rooms off which each have pendant lights and radiators.

At the lower level is bedroom three – a large single or small double bedroom – with rear window. A door opens to a walk-in wardrobe with a further opening to what is currently used as an eaves storage area with circular window to the front.

The fully tiled family bathroom has an opaque window to the rear, pendant light and spotlights. The suite comprises a tile-panelled bath with protective glass screen and a Mira Vie shower over, and a pedestal wash hand basin. Cupboards with sliding doors are fitted to one wall and house the lagged hot water cylinder tank and linen shelves. Adjacent is a separate fully tiled w.c. with opaque rear window and pendant light.

The good-sized master bedroom has a double-glazed window to the front, wall lights - in addition to the pendant light - plus a vanity-set wash hand basin to one corner and ample space for wardrobes and drawer banks. The fully wall-panelled en suite has a window to the rear and recessed downlights. The suite comprises a vanity set wash basin with mono-bloc tap, a large glazed shower cubicle with an Aqualisa unit and seat, and a close coupled WC. The en suite also benefits from electric under-floor heating.



The second double bedroom has a window to the front, fitted wardrobes with sliding doors to one wall and ample space for additional furniture.



The property is set on a private road within a Conservation Area and on a good-sized, secluded plot. The broad frontage has a lawn and pebbled areas - both having borders of mature shrub and floral planting - and having a box-tree edged crazy-paved path to the front porch. In addition, there is a side driveway with parking for two/three cars with wrought-iron gates part way along and lined by rhododendron and privet hedging to the side. The driveway leads to a detached brick-built tandem double garage having a roller-shutter door, power and light. To the side is an attached single carport with timber shed to the rear for storage of gardening equipment. The charming rear garden is laid to lawn with mature shrubs and trees to the boundary and island borders of herbaceous planting and shrubs. An array of specimen and fruiting trees are dotted throughout and the overriding sound is that of bird song. To the rear elevation of the property is a large patio with space for seating, container planting and a home for the greenhouse. A second patio is set to a far corner of the garden and enjoys the afternoon sun and there are pedestrian wrought iron gates to either side of the property.



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 E

The Council Tax Band is F

The property is served by mains drainage

Th property is served by mains electric and gas

The property is served by broadband

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.