



## Maria B Evans Estate Agents Limited

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**25 Robin Lane, Parbold, WN8 7BE**

**Offers in the region of £539,000**



- Immaculately presented detached Bungalow in Parbold
- Remodelled to a high standard with superb finishes throughout
- Three good-sized double bedrooms
- The master having a three-piece en suite
- Bright and airy entrance hallway
- Spacious reception room with Gasco log-effect gas fire
- Well-appointed kitchen with central island
- This area also has space for lounge and dining suites
- Three-piece suite contemporary bathroom
- Split-level rear garden with various seating areas
- Tarmacadam driveway providing parking for two vehicles
- Warmed by gas central heating and having UPVC throughout
- Underfloor heating to the master en suite

Just bring your toothbrush and move into this detached true bungalow which has been beautifully refurbished with a keen eye for artistic design and is immaculately presented throughout. The layout flows easily from the welcoming hall with cloakroom through to the comfortable principal lounge, on into the superb living-dining-kitchen to the rear and the three bedrooms – two double to the side and one large single to the front and, of course, the en suite to the master bedroom and a family bathroom. The driveway provides parking for two cars and the secluded, fence-enclosed, split-level rear gardens are a delight.



### **A welcome sight ...**

The property is approached by a Tarmacadam driveway providing parking for two cars and which sits beside a raised lawn area with flower border and a specimen Camellia alongside a path to the front door. There are also paths to either side of the property which give way to the rear garden. A grey insulated composite door with opaque inset and fan light opens into the light and airy hallway with two windows to the front and recessed downlights. Vertical panel doors open to each of rooms throughout which are also lit by recessed down-lighting and have plantation-style shutters to the windows. The laminate flooring continues from the hall into the main living areas and the cloakroom which is fitted with a two-piece modern suite comprising of vanity set wash hand basin and WC. The room has an extractor fan and is lit by recessed downlights.

### **The inner sanctum ...**

The comfortably spacious and elegantly presented lounge has a picture window overlooking the front garden. The focal point of the room is the tall limestone fire surround and hearth which houses a Gasco log-effect gas fire whilst, to either side are low level fitted cabinets with oak surfaces and a television point to one corner.





### **To whet the appetite ...**

The living-dining-kitchen has two sets of French windows opening to the rear garden and a side window. Tastefully presented, the area is fitted with an excellent range of two-tone grey cabinets plus an island unit with strategically placed quartz worktops and encompassing a twin bowl porcelain sink unit with etched drainers to either side. The island incorporates a breakfast bar and an inset four-ring induction hob and a bank of units to one wall features twin Neff eye-level ovens. Other integrated appliances include a full height fridge, full height freezer, an automatic dishwasher and washing machine and an essential wine chiller. There is ample space by the French windows for both dining and lounge suites and between is a wall mounted television point.



### **Night must fall ...**

The rear hall gives way to 2 further bedrooms. The good-sized master bedroom has French windows to the rear and fitted double and single wardrobes to one corner. The ensuite has marble effect porcelain wall tiling to splash areas and the suite comprises a mink-coloured vanity cabinet with quartz counter having an inset wash and basin and WC. There is also a broad and deep Duravit reclining bathtub with a Velux window above and a chrome ladder-style heated towel rail to the side.



The second double bedroom has a window to the front and a range of built-in mirror-fronted double wardrobe with sliding doors. Bedroom three has a window to the side and a pendant light. This cozy room is also fitted with mirror-fronted wardrobes to one wall and has a telephone point.



### **Wash and brush up ...**

Fully tiled in marble effect porcelain, the bathroom has an opaque side window, an extractor fan and a chrome ladder-style heated rail to warm the towels. The contemporary, white three-piece suite comprises a vanity set wash hand basin with back to wall WC and a panelled bath with protective glass screen and shower over.



### **Outside opinion ...**

The secluded, fence-enclosed, split-level rear garden has attractive slate effect paving across the rear elevation to form a relaxing seating area. An attractive sleeper-style retaining wall with high-level inset planting has central steps rising to the raised lawn which is bordered by mature shrubs and trees. Across the lawn is a further alfresco dining patio, a timber garden shed and pretty summer house.



**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 D**

**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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