



Maria B Evans Estate Agents Limited

41 Beechfield, Hilldale, Parbold, Lancashire, WN8 7AR

Offers in the region of £399,950



- **Corner plot, detached true bungalow with four bedrooms**
- **Three king-sized bedrooms and one single**
- **Deceptively spacious accommodation**
- **Double garage with new up-and-over doors**
- **Parking to the front for three to five vehicles**
- **Good-sized reception room with patio doors to the side**
- **Modern wet room style shower room**
- **Separate dining and kitchen areas**
- **Study/bedroom to the front of the property**
- **South-facing rear garden**
- **Economy seven heating**
- **Offering investment potential**

Welcome to this true bungalow which offers great investment potential. Deceptively spacious, Beechfield has four bedrooms - one with en suite, a good-sized lounge, a wet room style shower room, a kitchen and a separate dining room. It is set on a generous corner plot which encompasses a double garage - serviced by power and light, parking for three to five cars and has a good-sized, south-facing rear garden.

The front garden is bordered by hedges to both sides and holds two stretches of lawn planted with mature shrubs and plants. Parking is available in front of the double garage which is accessed by either the front up-and-over doors or a pedestrian door to the rear. A further parking space is available on the block paved driveway.

Proceeding down the flagged, stepped path to the uPVC front door (fitted in 2023), the entrance vestibule welcomes you into the property. This holds a window to the front, a decoratively covered radiator, pendant light above and cupboard housing the electricity meter.



Bearing to the left, bedroom two unfolds through the first of the pitched pine doors found throughout. Although currently being used as a home office, this triple aspect room has space for a king-sized bed with a pendant light illuminating from above, fitted shelving across one wall and a radiator to the side.



Turning right from the entrance vestibule leads into the front reception room. This is a good-sized room with space for an electric stove underneath a stone surround and hearth with fitted shelving and cupboards flanking either side. There is access from this room to the side garden through sliding glazed doors. The room is completed with a window to front, decoratively covered radiator, three wall lights and a pendant light.



From the reception, a further door leads through to the inner hallway which grants access to the remainder of the rooms. The first of these is the wet room style shower area, which has been finished in a contemporary style, fully tiled and completed with recessed downlights, a Mira electric shower, wall mounted wash hand basin with monobloc tap and a back-to-wall w.c. An opaque window is set to the side as well as an overhead radiant heater, plus a wall mounted electric fan heater and a single chrome towel rail.



Continuing the living space, the dining room is positioned to the rear of the property, offering tranquil views of the garden through glazed sliding doors. It is laid with tiled flooring, has a ceiling pendant light with integrated fan and fitted shelving to the corner.

A coloured, opaque glazed door with further glazed insets opens to the kitchen. This is well-stocked with wooden wall and base units, some holding integrated display lighting. The units include a plate rack, wine rack and composite one and a half bowl sink unit with etched drainer to the side. This is positioned in front of a window to the side offering views of the rear garden. The units also include a fitted hooded extractor fan over space for an electric double oven. There is further space for an integrated refrigerator, integrated freezer, plumbing for a washing machine, venting for a tumble dryer and a dishwasher. The area is completed with a white tiled splashback, two pendant lights and a further sliding glazed door with access to the rear.



The master bedroom fits a king-sized bed with a window to front and double fitted wardrobes to one wall. A further triple wardrobe (one with a mirrored front) is fitted across another wall, connecting to the vanity desk and chest of drawers. The room is lit by a pendant light. A door with an opaque glazed inset leads to the en suite shower room which is tiled all around with two opaque windows, one to the front and the other to the rear. This is equipped with a four-piece white suite to include an electric corner shower with glazed sliding doors around, a vanity wash hand basin with mixer tap, a close coupled w.c. and a bidet. The suite is finished with a radiator, four single chrome towel rails and a fluorescent strip light.



Bedroom three is a king-sized room holding two double fitted wardrobes with storage above, a window to rear and pendant light.



Bedroom four is a single room, currently used as a dressing room, with fitted wardrobes and drawers across two walls, a radiator, pendant light and window to the rear.



Beechfield also benefits from an extensive garden to the rear. This is accessed from a decking which surrounds the property and holds a good-sized wooden hut to shelter outdoor furniture or a hot tub. Steps lead from the decking to the lawn area which can be crossed by a neat, flagged path. The garden offers various peaceful areas to sit and relax, surrounded by mature shrubs, plants and an ornamental pond. The area is bordered by timber fences and also provides access to the front of the property through a side gate and access to the garage from its rear, pedestrian door.



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- potential to be 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.