



Maria B Evans Estate Agents Limited

16 Bakers Mews Tarleton PR4 6LS

Offers in the region of £325,000



- Award Winning Development in the Centre of Tarleton Village
- Three Bedroom Detached property
- Separate Lounge & Conservatory
- Through Dining Room & modern Kitchen
- Utility Room & Ground Floor WC
- En Suite shower room & Separate Family Bathroom
- Driveway parking for one plus open fronted car port
- Low Maintenance Garden Areas to the Front & Both Sides

An attractive detached home in an exclusive village setting, situated within the small and exclusive development of Bakers Mews, right in the heart of Tarleton village, this appealing detached home enjoys a pleasant position at the head of a quiet cul-de-sac, offering a wonderful opportunity for those seeking a home within a desirable village setting.

The accommodation is thoughtfully arranged throughout, beginning with an entrance hall with staircase leading to the first floor and a convenient ground floor WC.

The lounge is a welcoming reception room, featuring a bay window which allows natural light to flood in, together with double doors opening into the conservatory, creating a lovely connection between the two living spaces.

A separate dining room, again enhanced by a bay window feature, provides an ideal setting for family meals and entertaining, with double doors opening through to the modern fitted kitchen.

A separate utility room completes the ground floor accommodation, adding valuable practicality to everyday living. To the first floor, the landing provides access to the loft via a pull-down ladder where you will find a boarded loft space

The principal bedroom benefits from its own three-piece en-suite shower room, whilst two further bedrooms are served by the family bathroom which is a comfortable three piece white suite, completing the internal accommodation.

Externally, the property continues to impress with a block-paved driveway providing off-road parking, together with an open-fronted, brick-built car port which benefits from an electric point.

To the rear, the main garden has been designed with ease of maintenance in mind, incorporating paved patio areas, gravelled beds and a timber garden shed, all framed by well-stocked, mature borders. Gated access provides additional convenience.

Further landscaped garden areas extend to the front and right-hand side of the property, defined by attractive railings. Beyond these, residents can enjoy the maintained communal gardens and seating areas, providing a pleasant setting in which to relax and enjoy the surroundings.

A delightful village home combining comfortable accommodation, useful parking and attractive garden spaces, all within easy reach of the heart of Tarleton.

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 986 years

We are reliably informed that the Lease is circa £200 PA

We are reliably informed that the Service Charge is circa £625 PA

The Local Authority is West Lancashire Borough Council

The EPC rating is C

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.

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