

## Maria B Evans Estate Agents Limited

**Orchard Meadow, Bank Hall Drive, Bretherton PR26 9BP**

**Guide Price: £390,000**



- **End mews property located within a gated development**
- **Open plan living-dining-kitchen area with underfloor heating**
- **Study to the front of the property**
- **Cloakroom with two-piece suite**
- **Solid engineered oak flooring throughout the ground floor**
- **Three good-sized bedrooms**
- **Master bedroom with three-piece en suite**
- **Two further double bedrooms**
- **Fitted carpets throughout the first-floor accommodation**
- **Four-piece family bathroom**
- **Boarded loft for further storage with ladder access**
- **Off-road parking for two cars**
- **Lawn and patio rear garden**
- **10 year insurance backed new build warranty on all properties**
- **Properties range from 1,201-1,211sq ft for this type**

Orchard Meadow presents a range of expertly constructed homes set within a semi-rural location between the villages of Bretherton and Tarleton. This consists of four-bedroom detached homes, three-bedroom end mews properties and three-bedroom mid-mews properties. Finished with elegant interior and bespoke finishes throughout, these properties offer ideal accommodation.

Approached via a block paved driveway, this mews property provides off-road parking for two vehicles. Once inside, the property begins to unfold revealing an open plan living-dining-kitchen space positioned to the right. This contemporary style kitchen holds a welcoming and modern charm with its elegant finishes and Neff appliances to include both an oven and combination oven and microwave. The kitchen offers further integrated appliances such as an induction hob with extractor hood above, an integrated dishwasher and refrigerator freezer.



This progresses into the living-dining space, all of which benefits from underfloor heating underneath the engineered oak flooring. The space is well-lit by ceiling lighting whilst natural light streams through the bi-fold doors, allowing access and views of the rear patio.



The ground floor accommodation is complete with a two-piece suite w.c., a quiet, private study room and a convenient cloakroom for the storage of shoes and coats which is fitted with a washing machine and dryer.



Ascending to the first floor, a spacious landing area grants access to three double bedrooms, a family bathroom and the loft space which is boarded and holds a ladder for entry. Fitted carpets flow from this space and into all three bedrooms.

The master bedroom is a lavish double room, complete with an en suite. This is fitted with a w.c., wash hand basin and shower.

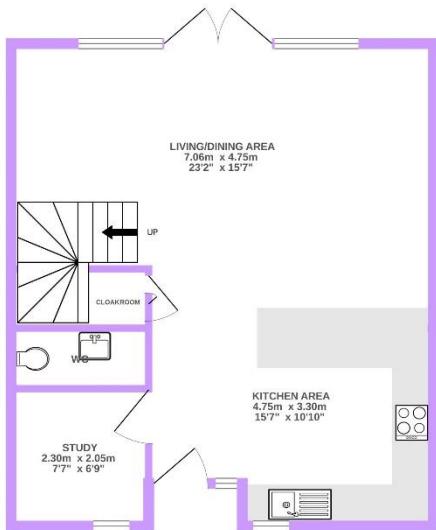
Bedrooms two and three are also double rooms, having a window to the front and to the rear respectively. They are warmed by a radiator and lit by light fixtures from above.



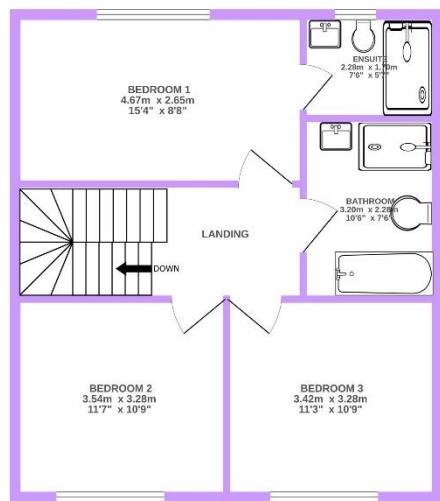
The family bathroom holds a four-piece suite equipped with both a paneled bath and double walk-in shower with feature tiling around, a w.c. and wash handbasin.

To the rear of the property, the garden is laid with a neat lawn and patio area, bordered with fences for privacy and has secure, gated access.

This gated community is nestled within the historic site of the recently renovated and Grade II Listed Bank Hall and enjoys surrounding picturesque woodland and countryside aspects. Orchard Meadows is also conveniently placed for access to the local villages and their amenities plus the cities of Preston and Liverpool via the A59.



GROUND FLOOR  
55.7 sq.m. (600 sq.ft.) approx.



1ST FLOOR  
56.8 sq.m. (612 sq.ft.) approx.



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**TOTAL FLOOR AREA : 112.6 sq.m. (1211 sq.ft.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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 999 years**

**We are reliably informed that the Lease is fixed at £150 PA**

**We are reliably informed that the Service Charge is £450 PA**

**The Local Authority is Chorley Borough Council**

**The EPC rating is B**

**The Council Tax Band is TBC**

**The property is served by the Sewage Treatment Plant (included within the service charge)**

**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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