

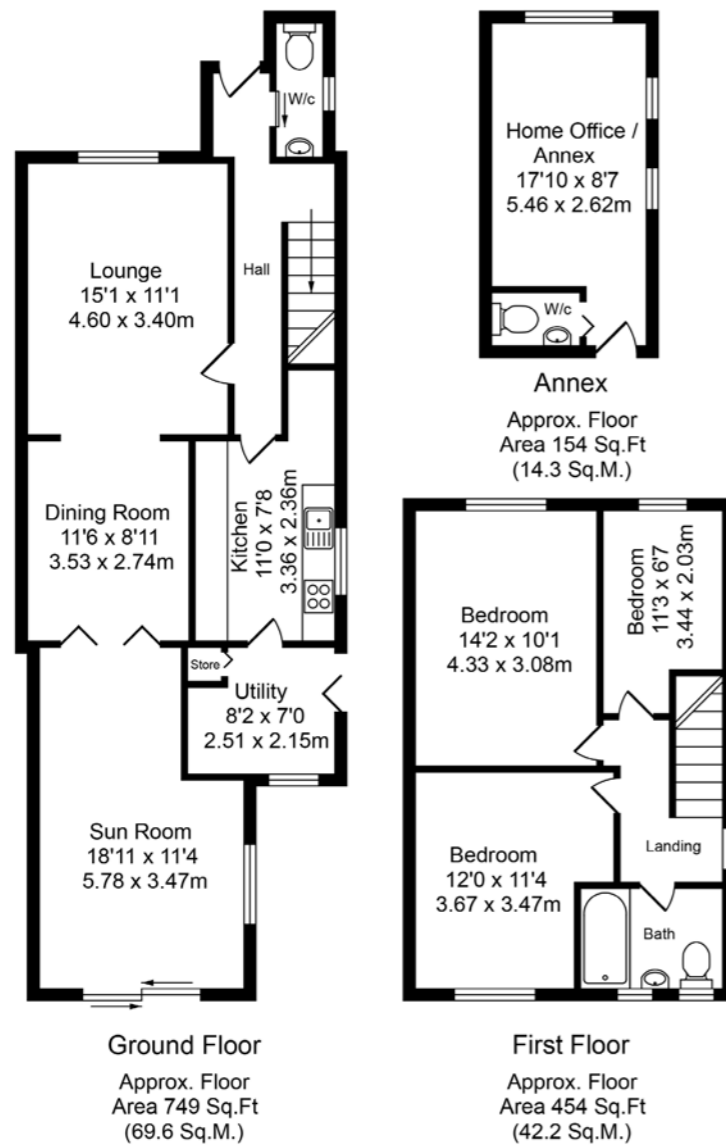


Ormskirk: 01695 570102  
Southport: 01704 778668

Parbold: 01257 442789  
Chorley: 01257 241173  
arnoldandphillips.com

**Total Approx. Floor Area 1357 Sq.ft. (126.1 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Leasehold  
Term of Lease: 999 years  
Years Remaining on Lease: 948 years  
Ground Rent: £18 p.a.  
Council Tax Band: D  
Details Prepared: 13/02/24

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Ideally situated in an enviable position along highly sought-after Gorsey Lane is this delightful family detached residence. The property has been extended to the rear and rests on a fabulous private plot with a larger than average rear garden with views towards greenbelt farmland and sunny Southerly aspects.

Internal inspection is highly recommended and will reveal a flowing floorplan covering over 1350 square feet highlighted by tasteful decor and exuding a warm and welcoming ambiance at every turn. Each room is filled with an abundance of natural light, and it is evident that the property has been a much-cherished family home having been impeccably maintained with great care throughout our clients attentive tenure.

Once inside guests are greeted by a welcoming reception hallway which leads through to a spacious lounge, a lovely room for relaxation with open access through to a formal dining room which in-turn leads through, via glass doors to a spacious sunroom - all combining to create the perfect setting for intimate gatherings and memorable dinner parties!

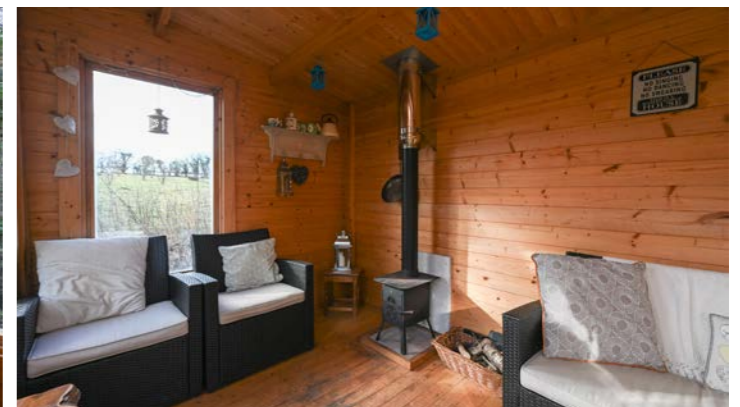
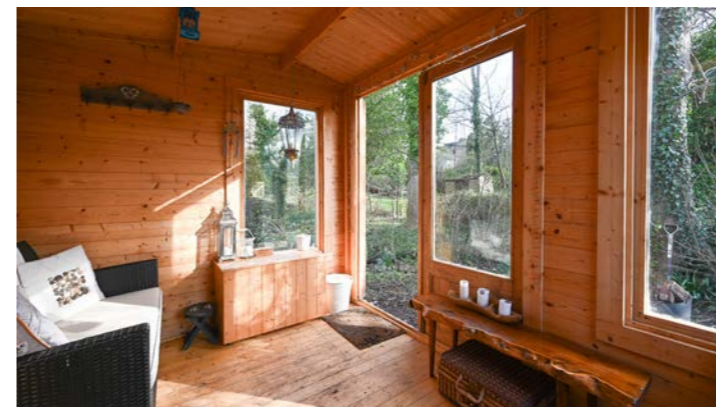
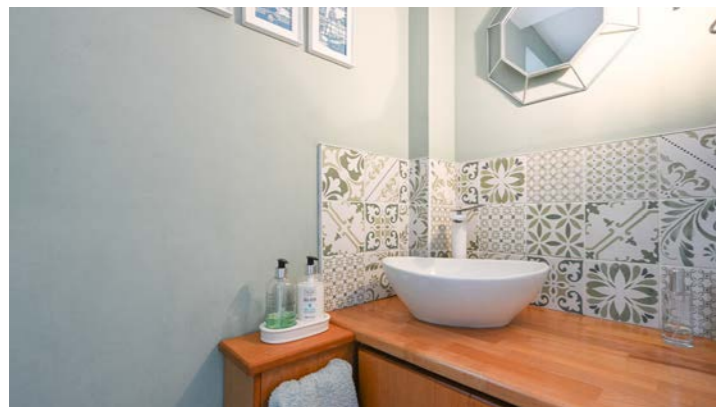
The quality kitchen is fitted with an array of wall and base units with ample workspace, Butchers Block tops, integrated fridge freezer, dishwasher, an oven and hob. The adjacent utility room provides further convenience and organisation for day-to-day tasks whilst a handy two-piece cloaks/wc completes the ground floor living areas.

Upstairs, the three well-proportioned bedrooms offer peaceful sanctuaries for rest and rejuvenation with the bathroom being finished with a three-piece suite in classic white comprising low level wc, pedestal wash hand basin and a panelled bath with shower over.

The outdoor space is just as impressive, with plenty of parking to the front on the paved driveway and gated access to the side elevation. The rear garden is of a very good size and includes a skilfully converted garage that provides a fantastic guest bedroom and ancillary living space that could also be utilised as a home office with its own separate two-piece wc. A huge patio decking area provides great space for outdoor dining and entertaining with aspects over towards a pretty, wooded area and the countryside beyond. There are well kept lawns that provide plenty of space for children to run and play and a small stream runs through the bottom of the garden adding touch of serenity and natural beauty and creating a truly special oasis for relaxation and enjoyment. A small bridge traverses the stream leading to a pretty summerhouse - a gorgeous little escape with its own cosy log burner.

Gorsey Lane offers a unique opportunity to embrace the village lifestyle and Mawdesley is one of the region's most sought-after locations, a picturesque village that offers a tranquil and idyllic setting in the heart of Lancashire. Surrounded by stunning countryside the area is a haven for nature lovers and those seeking a peaceful escape from the hustle and bustle of city life.

Whilst in a rural area, there is easy access to the nearby towns and cities. Chorley, just a short distance away, provides a range of amenities including shopping centres, leisure facilities, and a selection of restaurants and cafes. The village also offers excellent transport links, with the M6 and M61 motorways within close proximity, allowing for straightforward commuting to other major towns and cities in the region. Mawdesley also has a vibrant community spirit, with local events and activities that bring residents together. The village boasts a range of amenities including a local shop, a post office, and a well-regarded primary school, making it an ideal location for families.





**KEY FEATURES**

- Delightful Detached Home
- Three Bedrooms
- Circa 1357 Square Feet
- Quality Fitted Kitchen
- Spacious Sunroom
- Skilfully Converted Garage Providing Ancillary Living Space
- Impressive Rear Garden
- Driveway Parking
- Sought-After Location







