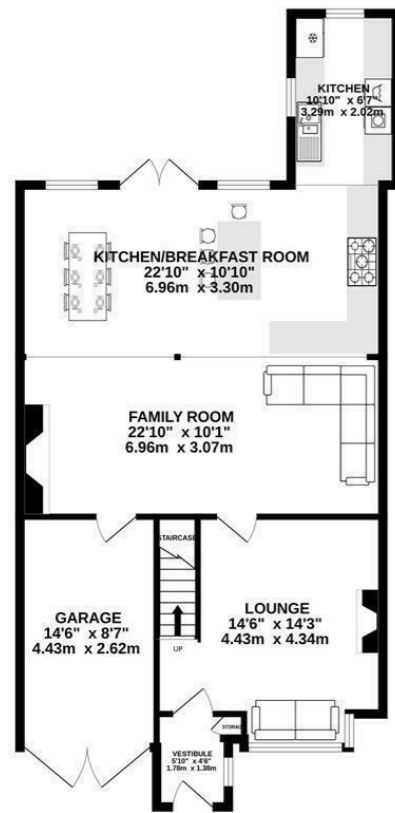




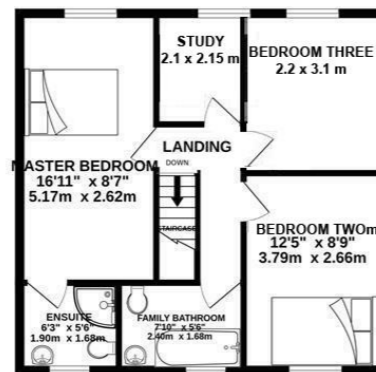
**Chorley:** 01257 241173  
**Ormskirk:** 01695 570102

**Parbold:** 01257 442789  
**Southport:** 01704 778668  
 arnoldandphillips.com

**GROUND FLOOR**  
 876 sq.ft. (81.4 sq.m.) approx.



**1ST FLOOR**  
 513 sq.ft. (47.7 sq.m.) approx.



**TOTAL FLOOR AREA:** 1389 sq.ft. (129.0 sq.m.) 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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Tenure: We are advised by our client that the property is Freehold  
 Council Tax Band: D

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.



With its charming rendered frontage and tastefully coordinated front and garage doors, this detached home exudes undeniable curb appeal.

Step inside, and you'll find a neutrally decorated lounge that leads to a spacious open-plan family room. The family room boasts a cosy seating area around a stunning fireplace with a gas stove, a dining area, and a modern kitchen with cream shaker units, oak countertops, and high-end appliances. Features like a breakfast bar, Belfast sink, and quality flooring add to the allure of the space, which is flooded with natural light from Velux rooflights and French doors.

Upstairs, there are three double bedrooms and one single. The master bedroom benefits from an ensuite shower-room and wardrobes, while the single room is currently being used as an office. A modern family bathroom with stylish tiling completes the upper level.

Outside, the property offers driveway parking at the front, a paved patio at the rear, and a well-maintained lawned garden. Situated in a highly sought-after location, this home truly has it all.

This property has had planning permission and building regulations for a two bedroomed, one bathroom loft conversion.

The location of Mawdesley is a popular choice, the small, pretty village has local amenities, a village hall, and a pub which serves high-quality food. Nearby Cedar Farm hosts monthly farmers markets has boutiques selling handmade crafts, a salon, a yoga studio and animals feeding with goats and ducks for children to visit.





**KEY FEATURES**

- Attractive Detached Home
- Four Bedrooms with Ensuite Shower-room to Master
- Tastefully Decorated Throughout
- Stunning Family Room with High Quality Fittings and Fixtures
- Spacious Rear Garden
- Ample Driveway Parking
- Pretty Village Location



