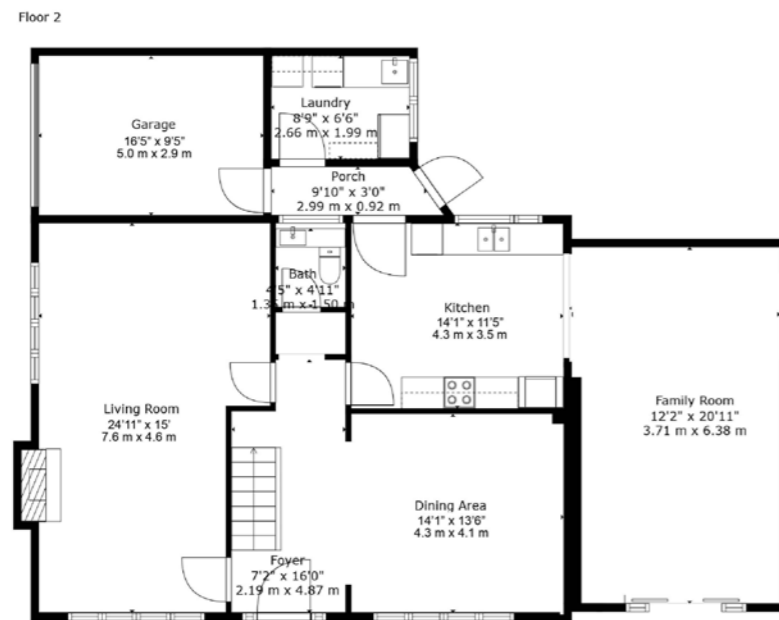




Ormskirk: 01695 570102  
Southport: 01704 778668

Parbold: 01257 442789  
Chorley: 01257 241173  
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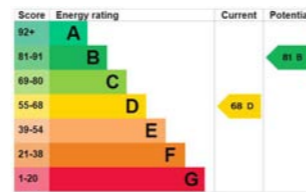


Total Approx Floor Area 2402 Sq Ft (223.1 Sq M)

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Tenure: We are advised by our client that the property is Freehold  
Council Tax Band: E

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.



This beautiful four-bedroom detached home is located in the heart of Mawdesley, one of the most sought-after villages in the region. Situated on a lovely plot, the property offers a spacious floor plan covering an impressive 2402 square feet of living space. Filled with natural light, the interior boasts tasteful decor and high-quality fixtures and fittings throughout.

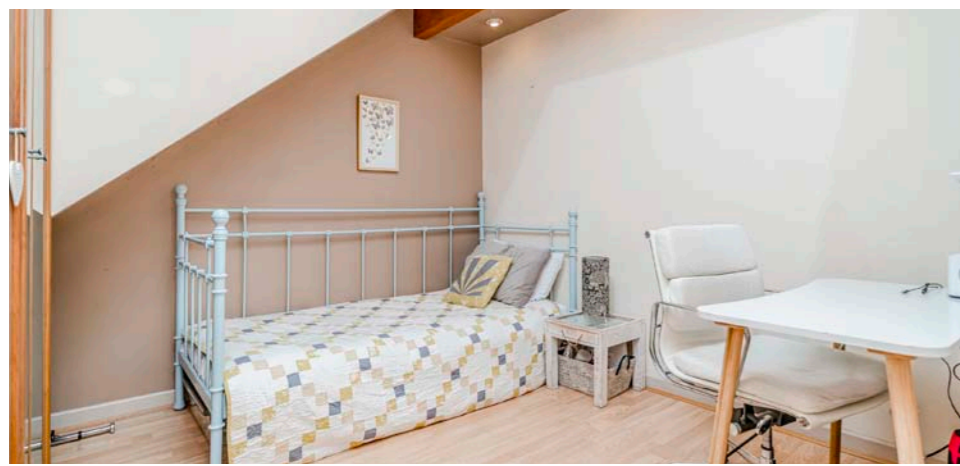
Upon entering the property, you are greeted by a welcoming reception hallway that provides open access to a formal dining room, perfect for family gatherings and entertaining. The 24ft lounge features dual aspects and an attractive feature fireplace, creating a cozy and inviting atmosphere. Additionally, there is a large family room with open access to the kitchen and bi-fold doors leading to the gardens, as well as a utility room. The kitchen itself is beautifully designed, with bespoke fitted units, ample workspace, and integrated appliances.

Moving upstairs, you will find four wonderful double bedrooms and a bathroom. The master bedroom boasts a range of bespoke fitted wardrobes and offers a three-piece en-suite shower room with a vanity basin, low-level wc, and a glass screen walk-in shower. The family bathroom is stylish and modern, finished in classic white, and features a low-level wc, vanity basin, walk-in shower, and a bath with complementary tiling to the walls and floor. All bedrooms are spacious and filled with natural light.

Externally, the property enjoys a private position with a well-tended South facing garden including a large patio area, perfect for outdoor dining and entertaining. There is also ample driveway parking and access to single garage.

With its idyllic setting and convenient location, Mawdesley village offers a peaceful retreat from city life while still providing easy access to the amenities and attractions of nearby Chorley. The village itself boasts a strong sense of community, with a range of local amenities including a post office, village hall, and a selection of quaint shops and cafes. In terms of education, the property is in the catchment area for three local primary schools, including the Ofsted 'Outstanding' rated Richard Durning's primary school, plus Bishop Rawstorne Secondary School (which ranked 8th in UK in the Sunday Times), and Runshaw Tertiary (which ranked 5th in UK for Russell Group offers), making it an ideal location for families. Furthermore, easy access to the rail and motorway networks ensures major commercial centres such as Liverpool and Manchester are within reach for those with a commute to consider.





KEY FEATURES

BEAUTIFUL DETACHED HOME

FOUR BEDROOMS  
(MASTER WITH EN-SUITE)

CIRCA 2402 SQ FT

HIGH LEVEL OF PRESENTATION  
THROUGHOUT

THREE RECEPTION ROOMS

WELL TENDED GARDENS

AMPLE OFF ROAD PARKING &  
GARAGE

SOUGHT AFTER LOCATION



