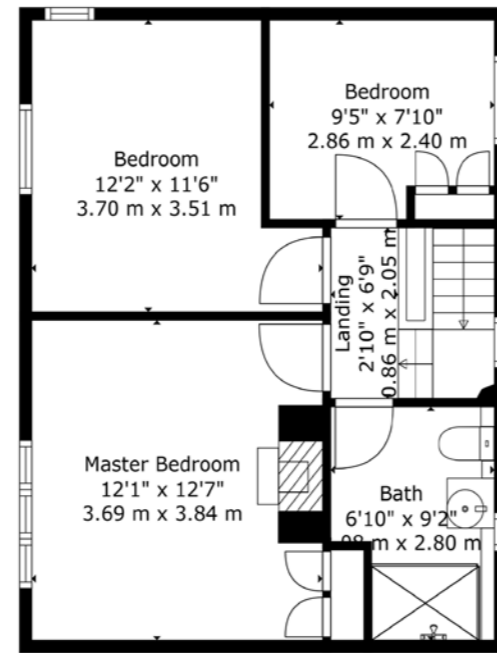
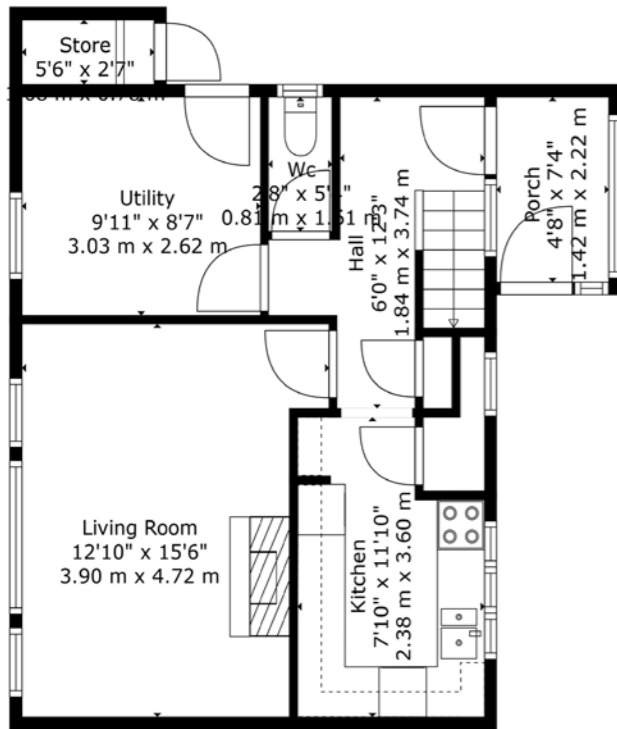




Ormskirk: 01695 570102
Southport: 01704 778668

Parbold: 01257 442789
Chorley: 01257 241173
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Floor 1

Floor 2

TOTAL: 957 sq. ft, 89 m2
FLOOR 1: 485 sq. ft, 45 m2, FLOOR 2: 472 sq. ft, 44 m2
EXCLUDED AREAS: PORCH: 34 sq. ft, 3 m2
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: C

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. 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.



Arnold & Phillips are pleased to present an exciting opportunity to acquire this spacious three-bedroom semi-detached property, situated on an attractive corner plot along the popular Hurst Green in Mawdesley.

Ideally positioned, this versatile property is within close proximity to the village centre, offering a range of local amenities and independent retailers. This highly desirable semi-rural village is well-connected for transport and commuter links, providing all the benefits of country living. With several reputable schools also residing nearby, this property would be ideal for working professionals and families alike.

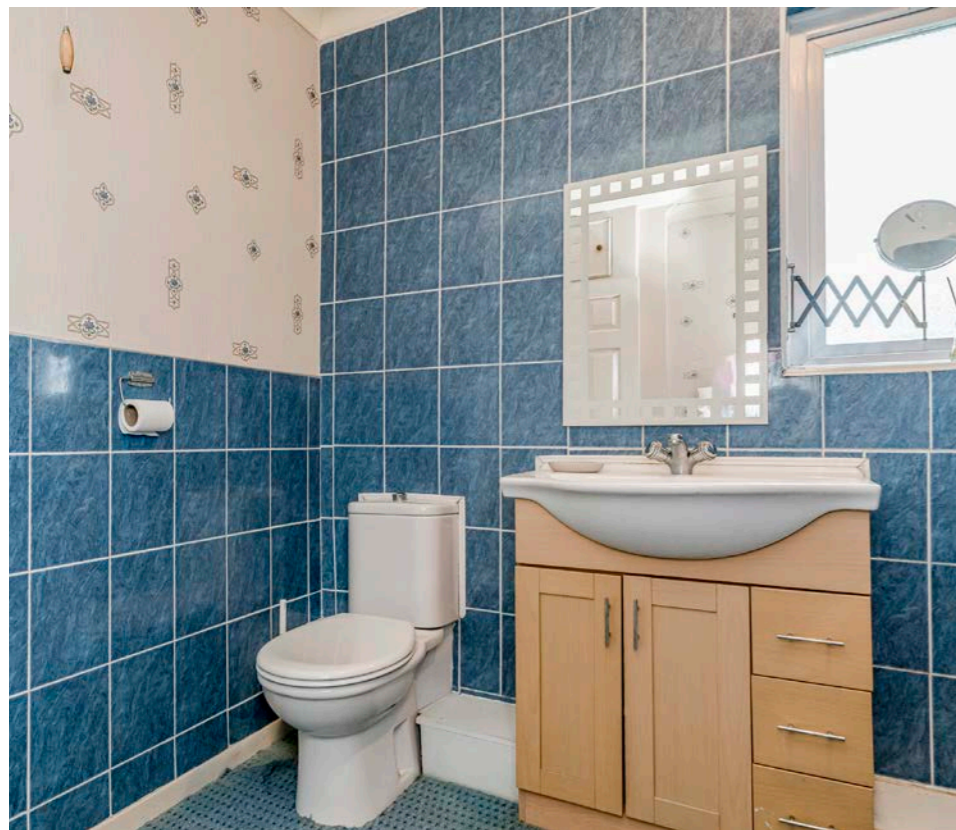
Approached via a private driveway and surrounded by beautifully tended gardens, this property offers abundant potential despite needing modernisation. The ground floor features a large main living room and an equally well-proportioned utility room. The fitted kitchen provides a range of units and appliances, complemented by a downstairs WC and a spacious porch.

The first floor boasts three well-proportioned family bedrooms, all neutrally decorated and enjoying pleasant outlooks over the surrounding area. Completing the property is a modern fitted bathroom with a walk-in shower, WC, and vanity wash hand basin.

Externally, the front gardens wrap around to the side, predominantly laid to lawn and bordered by a thoughtfully curated range of plants and shrubs. The rear features a spacious patio terrace, ideal for outdoor gatherings.

Extending to just under 1,000 square feet and residing attractively within a highly desirable area, internal inspection is highly advised to fully appreciate the true scope of potential available within this charming property.





KEY FEATURES

- Spacious Semi Detached Home
- Three Well Proportioned Bedrooms
- Circa 957 Square Feet
- Corner Plot
- Large Living Room
- Downstairs Cloakroom and Utility
- Wrap Around Garden
- Popular Location







