

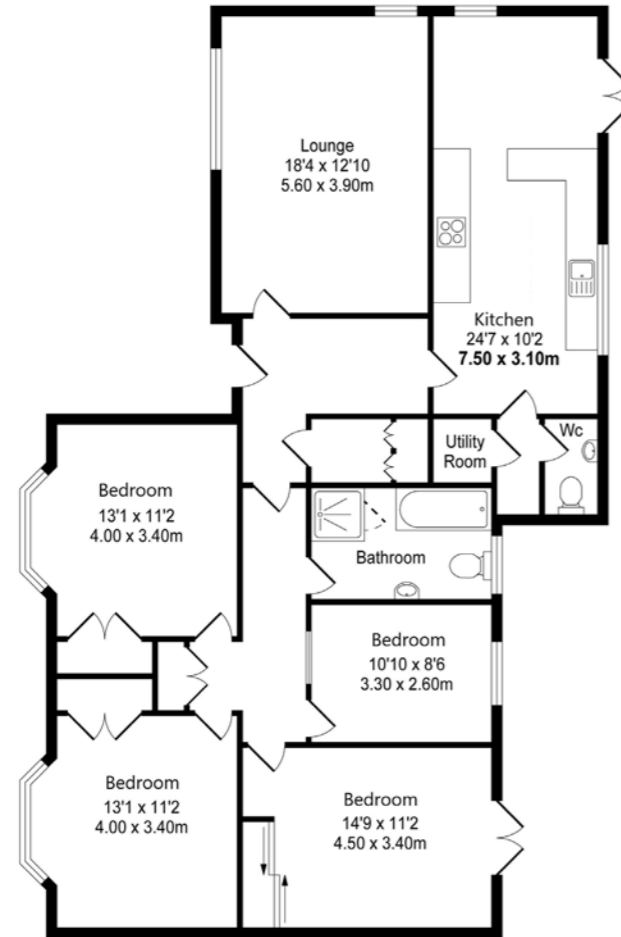


Ormskirk: 01695 570102
Southport: 01704 778668

Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

Total Approx. Floor Area 1475 Sq.ft. (137.03 Sq.M.)

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



Approx. Floor Area 1475 Sq.Ft (137.03 Sq.M.)



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. 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 bring to market an exciting opportunity to acquire this renovated four-bedroom detached true bungalow, situated along the sought-after Gorsey Lane in the heart of Mawdesley village.

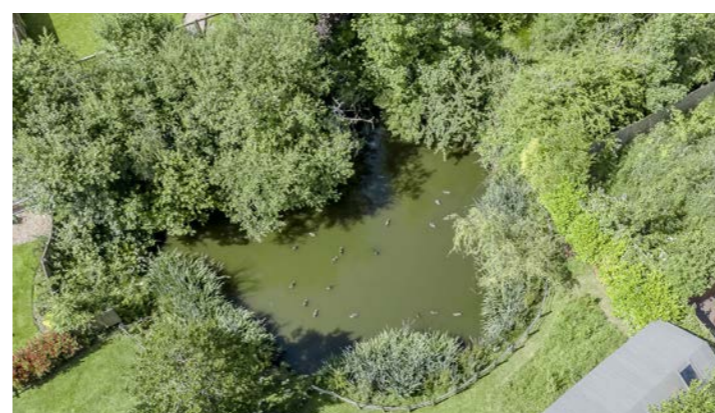
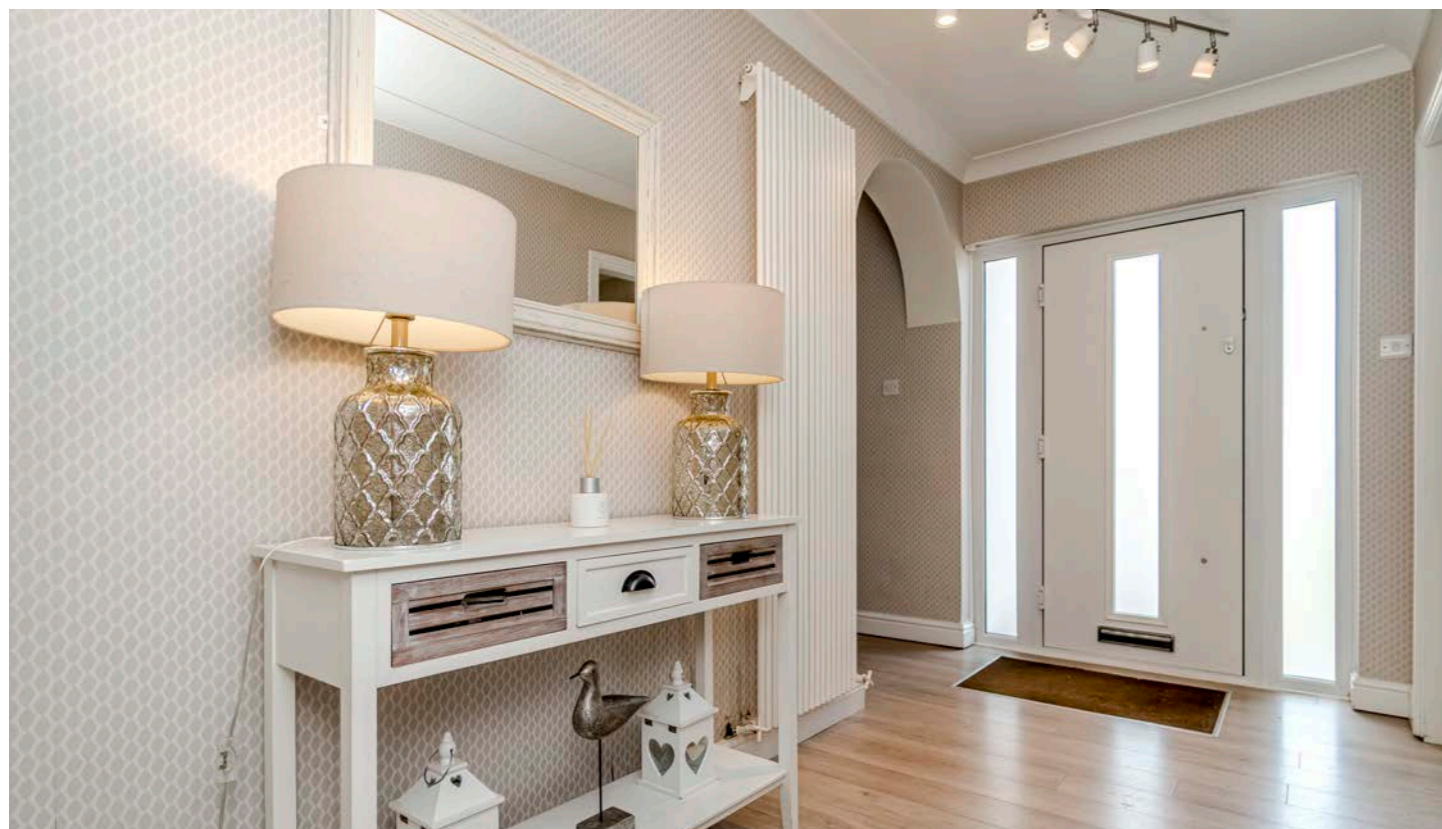
Ideally positioned, this versatile property is within close proximity to the village centre, offering a host of local amenities and good transport and commuter links. This property would be ideal for both luxury downsizing and families looking for single floor living, or with the ambition to develop further into a conventional house.

'Gorse Villa' impresses from all angles, sitting within a private plot extending to around 0.25 of an acre. Approached via a sweeping driveway providing off-road parking for multiple vehicles, the impressive front facade greets you home. This spacious property extends to around 1,500 square feet and enjoys generous living proportions throughout. Four well-decorated double bedrooms are provided, all featuring integrated wardrobes, storage facilities, and pleasant outlooks over the surrounding area. Two of the larger bedrooms boast picturesque bay windows.

Centrally, there is a tiled family bathroom with a bath, separate shower, WC, and vanity wash hand basin, finished in a stylish tiled design, with an additional separate WC for convenience. The rear of the property boasts modern living spaces, including a spacious lounge bathed in natural light via dual aspect windows. The internal accommodation is completed with a spacious open-plan dining kitchen, which offers an array of wall, base, and tower units, modern integrated appliances, stylish contrasting oak work surfaces, and a feature breakfast bar. An ample dining area, illuminated by modern French-style patio doors, leads off in one direction, while a handy utility room resides in the other.

Externally, the property features a stunning garden to the rear, with a rolling lawn bordered by an assortment of established trees, plants, and shrubs. Multiple areas of interest delight, with an expansive patio terrace encircling the property, providing an ideal space for outdoor gatherings. Already a stunning property, the potential to extend and develop both up and out exists, subject to planning consent.

With all the expected modern conveniences, this property masterfully blends luxury downsizing or single-floor family living in a contemporary manner against a magnificent semi-rural village backdrop. Internal inspection is highly advised to fully appreciate all that is on offer within.





KEY FEATURES

- Renovated Detached True Bungalow
- Four Bedrooms
- Circa 1475 Square Feet
- Spacious Open Plan Kitchen
- Stunning Rear Garden
- Private Plot
- Driveway Parking for Multiple Vehicles
- Semi-Rural Village Location







