

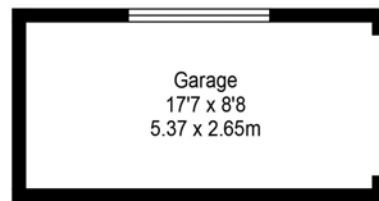


Ormskirk: 01695 570102  
Southport: 01704 778668

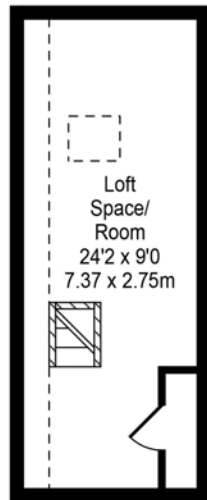
Parbold: 01257 442789  
Chorley: 01257 241173  
arnoldandphillips.com

**Total Approx. Floor Area 1150 Sq.ft. (116.09 Sq.M.)**

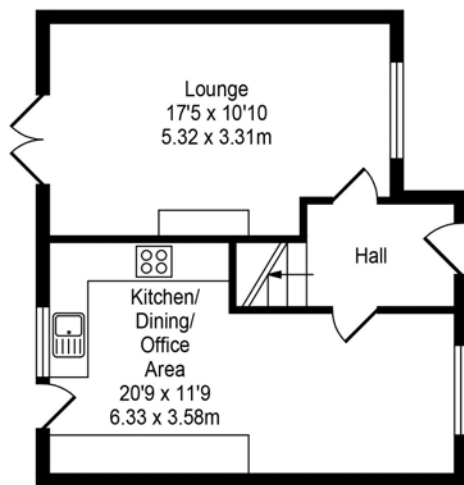
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



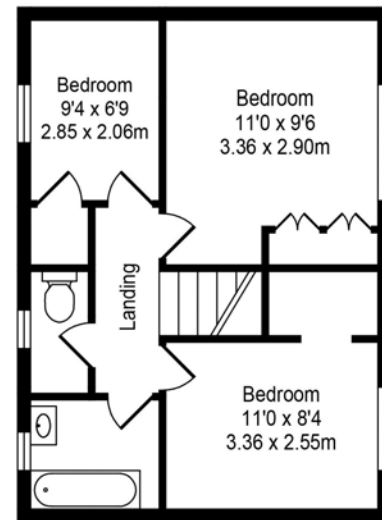
Approx. Floor Area 151 Sq.Ft (14.04 Sq.M.)



Approx. Floor Area 212 Sq.Ft (19.71 Sq.M.)



Approx. Floor Area 445 Sq.Ft (41.30 Sq.M.)

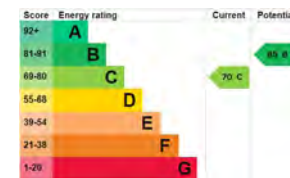


Approx. Floor Area 442 Sq.Ft (41.04 Sq.M.)



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

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.





We are delighted to offer this prestigious three-bedroom semi-detached property, attractively situated within the highly sought-after Hurst Green, in the heart of Mawdesley village. This charming home provides an ideal blend of comfortable family living and convenient access to local amenities. Perfectly positioned within walking distance of the village centre, residents can easily enjoy Mawdesley's quaint shops, traditional pubs, and reputable schools, making it an ideal location for families and professionals alike.

Mawdesley is a picturesque village renowned for its welcoming community and beautiful surroundings. The area offers excellent transport links, with easy access to the M6 and M58 motorways, ensuring swift connections to nearby towns and cities, including Chorley, Ormskirk, and Preston. The village is well-served by public transport, with regular bus services and nearby train stations providing direct routes to Liverpool and Manchester, making it a desirable location for commuters.

The property itself is approached via a private driveway leading to a detached garage, offering ample off-road parking. Upon entering the property, you are welcomed into a large, neutrally decorated living room, bathed in natural light from the windows and modern patio doors that open out onto the garden. The ground floor also boasts a spacious open-plan dining kitchen, fitted with an array of wall, base, and tower units, complete with integrated appliances and stylish contrasting work surfaces. The kitchen is designed to be both functional and elegant, with an ample dining area that is perfect for family meals or entertaining guests.

The first floor offers three well-proportioned bedrooms, two of which are double in size and feature neutral decor. Integrated storage solutions are provided, ensuring ample space for all your belongings. The property is well-served by a modern family bathroom, which includes a bath with an overhead shower, a vanity wash hand basin, and a separate WC. Additionally, the internal accommodation is complemented by a spacious loft room, accessible via a pull-down ladder, providing extra storage or potential for further development.

Externally, this home exudes traditional charm, with a well-maintained frontage that enhances its curb appeal. The rear of the property is particularly appealing, with a spacious garden that is not directly overlooked, providing privacy and a peaceful retreat. The garden features a large patio terrace, perfect for outdoor gatherings.

Extending to a generous 1,150 square feet and benefiting from gas central heating and double glazing throughout, this property is a true gem in the heart of Mawdesley. An internal inspection is highly advised to fully appreciate all that this delightful home has to offer.

