

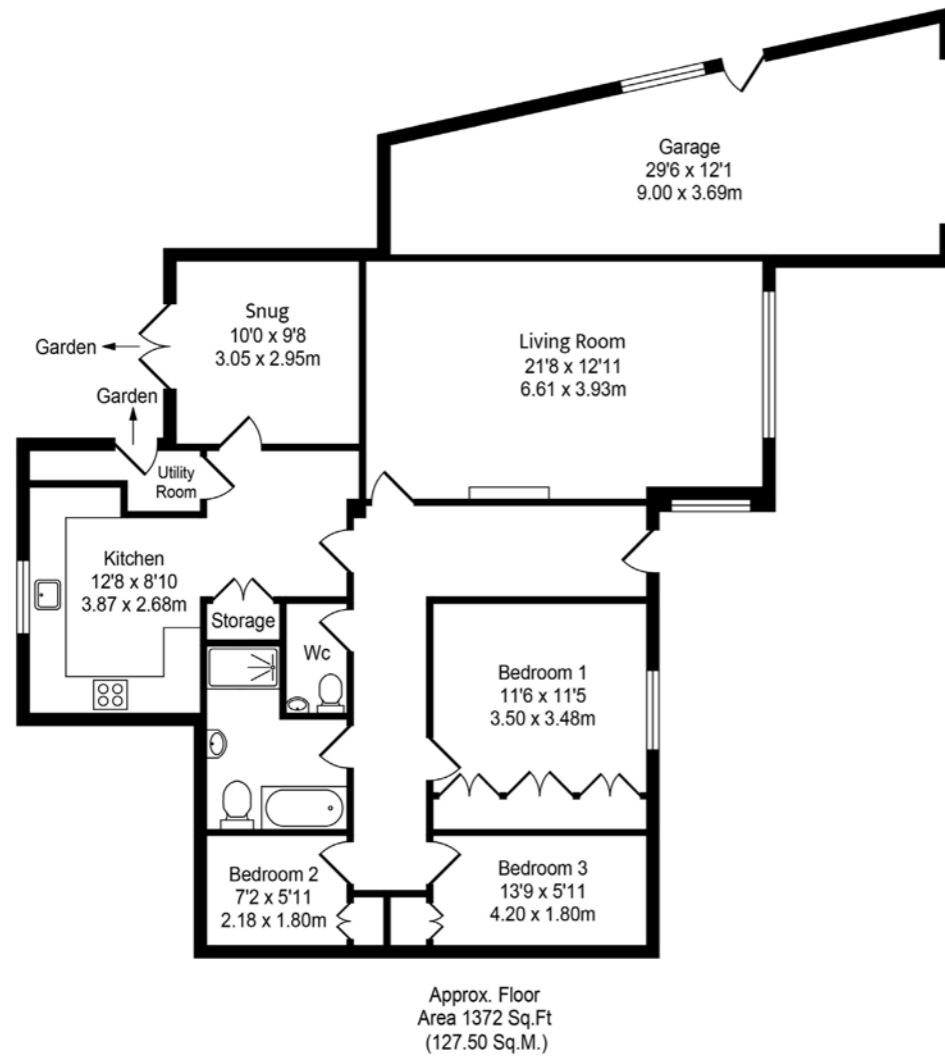


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 Southport: 01704 778668

Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1372 Sq.ft. (127.50 Sq.M.)

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



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.

An exciting opportunity to purchase this beautiful extended detached true bungalow located in the semi-rural village of Mawdesley. The Nook is set on a generous plot, this delightful home embodies the perfect blend of comfort and elegance, making it a wonderful choice for families. As you approach the property, the inviting entrance hallway warmly welcomes you, providing easy access to the various living spaces that make this house a true sanctuary.

Stepping into the lounge, one is immediately drawn to the charming feature fireplace, which serves as the heart of the room. With its bright and airy ambiance and neutral decor, this space exudes tranquility and warmth. Large windows allow natural light to flood in as well as providing an uninhibited open view across farmland towards Harrock Hill, perfect for family gatherings or intimate evenings. The open layout seamlessly connects the lounge to the dining area, making it an ideal setting for entertaining friends or enjoying casual meals together.

Adjacent to the lounge is the thoughtfully designed kitchen/diner, featuring a range of oak wall and base units that provide both style and ample storage. Equipped with integrated appliances, this kitchen makes meal preparation a breeze. More than just a cooking space, the kitchen/diner encourages family interaction, offering a place to share stories, laughter and delicious meals.

A cosy snug, accessible from the kitchen, provides a peaceful retreat with lovely views of the rear garden. This intimate nook is the perfect place to unwind with a book or enjoy quiet moments away from the hustle and bustle of daily life. The connection to the garden enhances the experience, allowing residents to appreciate the beauty of the outdoors from the comfort of their home.

The hallway further leads to the private areas of the house, which consist of three well-proportioned bedrooms, each featuring fitted wardrobes. These bedrooms serve as personal sanctuaries, offering comfort and privacy for every family member. The thoughtful design ensures that each room is a serene space for relaxation and rejuvenation.

Completing this charming home is a family bathroom that boasts a four-piece suite, including a luxurious bath, a walk-in shower, a WC and a stylish vanity sink. This well-appointed bathroom meets the needs of the whole family, combining convenience with a touch of sophistication. Additionally, a practical two-piece cloakroom/WC enhances the home's functionality, providing ease for both residents and guests.

On the exterior, the property features a spacious driveway, ensuring ample parking. The front garden is beautifully established, adorned with mature plants and trees that enhance its curb appeal. At the rear, the meticulously maintained garden is a true highlight, featuring a lush lawn, a winding pathway, and various mature plants and shrubs that create a sense of privacy. Viewing highly recommended.





KEY FEATURES

- Beautiful Detached True Bungalow
- Three Bedrooms
- Circa 1372 Square Feet
- Thoughtfully Designed Kitchen
- Meticulously Maintained Front and Rear Gardens
- Driveway Parking
- Semi-Rural Location







