



New Street, Mawdesley,

£450,000



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New Street, Mawdesley, Ormskirk, Lancashire

£450,000

PERFECT FOR A LARGE FAMILY MOVING INTO ONE RESIDENCE!!! With high ceilings and some this period large detached house offers space and versatility and would ideally suit a situation where an additional family member or members require their own space. The layout and design with two lounges, two kitchens. Situated on a large plot with ample parking and an additional outbuilding it really does need to be viewed to see what is fully on offer. Awaiting EPC

GROUND FLOOR

ENTRANCE PORCH

Accessed by UPVC double glazed doors. Tiled floor. Glazed door leading to the hallway.

ENTRANCE HALL

Doors leading to dining room, utility, lounge two and kitchen two. There is also the main staircase providing access to the first floor and hatch down to a cellar area. Radiator. Coved ceiling.

DINING ROOM

3.53m x 3.45m (11'7" x 11'4")

Front facing UPVC double glazed window. Radiator. Door leading to lounge one. Coved ceiling.

LOUNGE ONE

5.08m x 4.80m (16'8" x 15'9")

Front facing UPVC double glazed bay window and side facing feature window. Brick built fireplace with mantelpiece. Coved ceiling. Two radiators. TV point. Door leading to kitchen one.

KITCHEN ONE

5.08m x 3.61m (16'8" x 11'10")

Rear facing UPVC double glazed window and doors leading to gardens. Range of wall and base units with wood effect worktop surfaces and 1 1/2 bowl sink unit with mixer tap. Integrated electric oven and grill. Gas hob with extractor hood over. Space for utilities if needed. Radiator. FEATURE WELL topped with toughen

glass and feature lighting. Door leading to utility area and second staircase to first floor.

LOUNGE TWO

4.37m x 4.24m (14'4" x 13'11")

Located on the other side of the house with front facing UPVC double glazed bay window. Radiator. Coved ceiling. TV point. Unique circular style entrance to the conservatory and door leading to the second kitchen.

CONSERVATORY

4.24m x 3.15m (13'11" x 10'4")

Large UPVC double glazed conservatory with door leading to the garden. Feature multi fuel stove. Radiator.

KITCHEN TWO

4.93m x 4.44m (16'2" x 14'7")

Rear facing UPVC double glazed window. Range of wall and base units with worktop surfaces and 1 1/2 bowl sink unit. Integrated gas oven and electric hob with extractor hood over. Large breakfast bar and tiled flooring. Radiator. Coved ceiling. Door leading to the rear vestibule.

REAR VESTIBULE

Rear facing double glazed windows and door leading to the outside. Access to the other side of the house, utility room and WC. Wall mounted gas central heating boiler.

UTILITY AREA

Fitted wall and base units. Plumbed for a washing machine.

CLOAKROOM/WC

Handy toilet area with low flush WC.

FIRST FLOOR

LANDING

Doors leading off to all bedrooms. Accessed by both staircases.

BEDROOM ONE

5.21m x 4.75m (17'1" x 15'7")

Front facing UPVC double glazed bay window. Fitted wardrobes. Two radiators. Coved ceiling.

BEDROOM TWO

4.50m x 3.66m (14'9" x 12'0")

Rear facing UPVC double glazed window + side facing feature window. Fitted wardrobes. Radiator. TV point.

BEDROOM THREE

3.61m x 3.33m (11'10" x 10'11")

Front facing UPVC double glazed window. Fitted wardrobes. Radiator. Coved ceiling. TV point.

BEDROOM FOUR

3.66m x 3.51m (12'0" x 11'6")

Front facing UPVC double glazed window + side facing feature window. Fitted wardrobes. Radiator. Tv point.

STUDY / BEDROOM FIVE

5.21m x 2.64m (17'1" x 8'8")

Side and rear facing UPVC double glazed windows with good views over the adjacent fields and garden. Radiator. Store cupboards. Laminate flooring.

BATHROOM ONE

Rear facing UPVC double glazed window. Four piece suite with low flush WC, bidet, pedestal

hand basin and panelled bath with shower over. Tiled walls. Radiator. Store cupboard

BATHROOM TWO

Double glazed velux window. Three piece suite with low flush WC, pedestal hand basin and power shower cubicle. Radiator. Tiled floor.

EXTERIOR

The grounds of this property is where it really comes into its own. To one side of the property there is a large gated driveway leading to a detached 1 bedroom annex comprising an open plan kitchen living area, bathroom and double bedroom. There is also a detached timber garage / workshop. To the North West of the property is a large split level lawn which is home to 7 apple trees, two well established pear trees and a cherry tree. There are large areas of lawn and patio areas, a great place to relax and for the children to play.

FLOORPLAN

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch



Measurements are approximate. Not to scale. For illustrative purposes only.

