



**20 New Street, Mawdesley**  
Ormskirk

**£685,000**



## 20 New Street

Mawdesley, Ormskirk

Large home with plenty of space, renovated and extended, double fronted family home that spans almost 3,000 sq ft in the heart of the village of Mawdesley. Extended and renovated the kitchen extension offers WOW factor as the living, dining kitchen offers ample room to cook, eat, relax and entertain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Renovated & Extended Family Home
- Incredible Open Plan Living, Dining, Kitchen
- Five Bedrooms
- Four Reception Rooms
- In Excess of 2,900 square ft accommodation
- Landscaped Front & Rear Gardens
- Versatile 2nd Floor
- Large Driveway

### Entrance Porch

Stone floor, windows to both sides.

### Hallway

### Lounge

Bay window to front, 2 x windows to side. Open fire set in feature surround.

### Open Plan Living, Dining, Kitchen

Incredible space at the rear of the property with ample room for 4 distinct spaces with tiled floor and underfloor heating: Kitchen: Excellent range of eye and low level units with Quartz worktops, incorporating a inset stainless steel sink, integrated appliances include fridge freezer, electric oven, induction hob and dishwasher. Dining Area: double doors to lounge. Living Area: Recent extension along the rear of the property could easily be used as living area and play room with two roof lanterns and two sets of sliding doors opening to the rear garden.

### Utility Room

Eye and low level units with stainless steel sink drainer unit. Plumbed for washing machine, tiled floor, window and door to side. Access to plant room.

### WC

Two piece suite with wall mounted wash hand basin and low level WC. Tiled floor and part tiled walls.

### Snug

Window to front.





### **First Floor Landing**

Window to front.

### **Bedroom One**

Window to rear, walk in wardrobe/dressing room.

### **En-Suite**

Three piece suite comprising of; wall mounted wash hand basin, shower cubicle with mains shower and low level WC. Tiled floor, part tiled wall and window to side.

### **Bedroom Two**

Window to front.

### **Bedroom Three**

Window to rear.

### **Bedroom Five**

Window to front.

### **2nd Floor Landing/Gym Space**

Large landing space between bedroom and bathroom that could be utilised in different ways, this space could be a standalone gym or home office space or could be combined as part of a large bedroom suite as a dressing area or even as a living area. 2 x Velux windows, storage into the eaves.

### **Bedroom Four**

Window to side, 2 x Velux windows, storage into the eaves.

### **2nd Floor Shower Room**

Sauna, shower cubicle. Laminate floor, window to side, 2 x Velux windows.

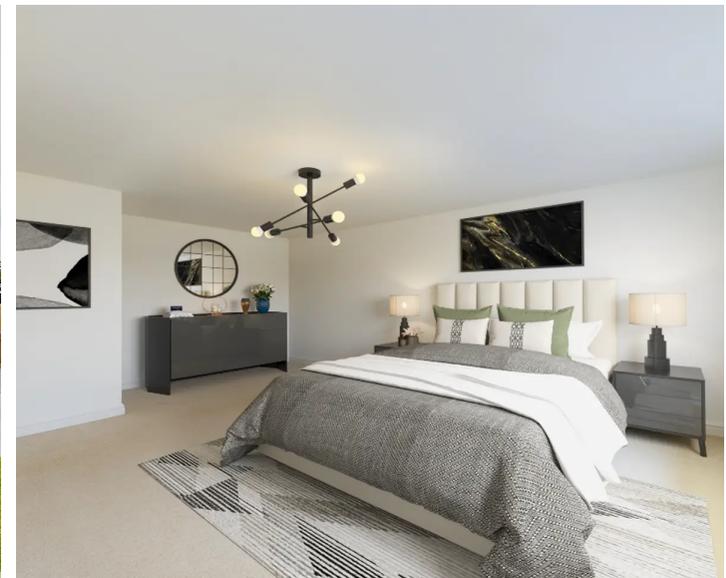
## GARDEN

Landscaped rear garden with 2 x patio areas, mainly lawn with borders.

## OFF STREET

4 Parking Spaces

Tarmac driveway provides plenty of off road parking.

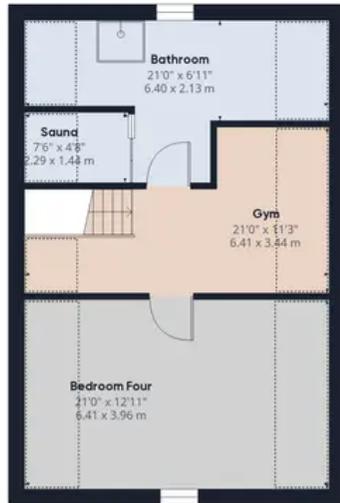




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

2923.24 ft<sup>2</sup>

271.58 m<sup>2</sup>

Reduced headroom

221.22 ft<sup>2</sup>

20.55 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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