

FOR SALE

4, Smithy Lane, Mawdesley, L40 2QQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



4, Smithy Lane, Mawdesley, L40 2QQ

Distinctive detached home offering over 2500 Sq. Ft. of high class quality accommodation.

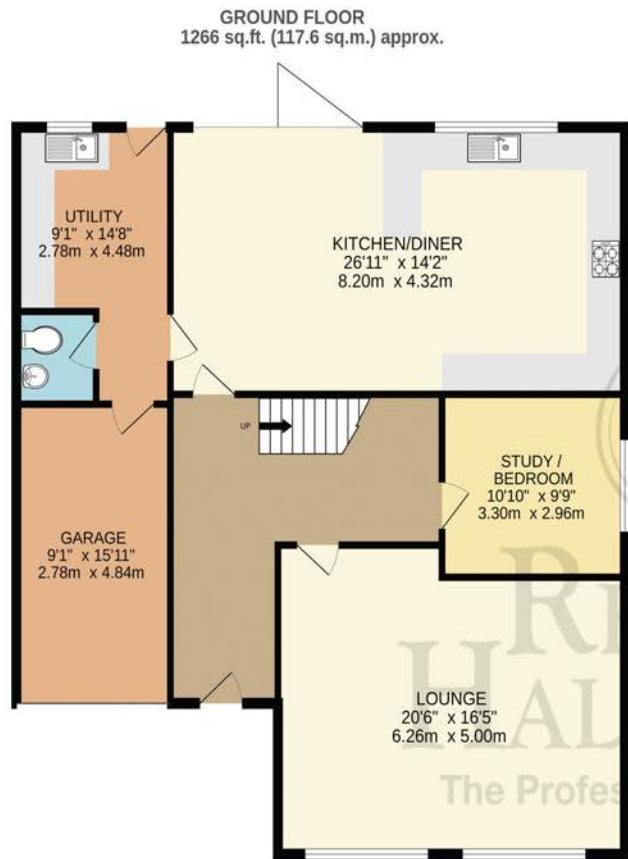


- Unique detached family home
- Sleek & stylish interior
- Open plan living & dining kitchen
- Integral garage & driveway
- Prime village location
- Electronic gated entrance
- 4 double beds / 3 bathrooms
- 2514 SQ.FT. / Freehold

This stunning detached house is located in the heart of Mawdesley village, surrounded by a walled front garden and a private electronic gated driveway. The property offers over 2,500 square feet of high-class contemporary accommodation, with four spacious bedrooms, three bathrooms and a large open plan living and dining kitchen. The property has been extensively renovated, with a new rendered exterior, new windows, doors and tiled roof that give it a striking appearance and instant kerb appeal. The interior is sleek and stylish, with modern fixtures and fittings throughout. The property enjoys a central but private position in the village, with landscaped gardens to the front and rear that provide different areas for the family to relax and enjoy at various times of the day. The gardens include a large patio area for outdoor living and dining, which can be accessed from the kitchen through bi-folding doors. The accommodation is spread over two floors and comprises four generous bedrooms and three bathrooms, including a luxury master suite with a walk-in wardrobe and a large ensuite with a feature freestanding bath. This makes the property a perfect family home, with plenty of space and comfort. The ground floor has a spacious reception hallway that leads to the main living room, which is located to the front and has a feature fireplace and an inset wood burner. There is also a study or a ground floor fifth bedroom, a utility room and a cloakroom/WC. The kitchen is the hub of the home, fitted with a range of stylish units with granite worktops and integrated appliances. The kitchen is big enough to accommodate open plan living and dining space, creating a sociable and inviting atmosphere. The property also boasts high quality windows and doors and a highly efficient gas central heating system, ensuring energy efficiency and security. The location is ideal for families, as it is close to top-rated schools and scenic country walks. It is also convenient for transport links, as it is close to train services that run to Manchester, Preston and Liverpool, with London accessible within two hours.

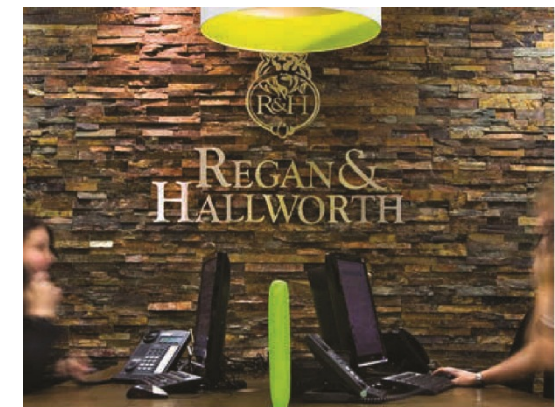






TOTAL FLOOR AREA : 2514 sq.ft. (233.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com



We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.

@reganhallworth

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www.reganandhallworth.com