

**FOR SALE**

38, Tarnbeck Drive, Mawdesley, L40 2RU

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



## 38, Tarnbeck Drive, Mawdesley, L40 2RU

Stunning detached family home offering 1426 SQFT with sunny south facing garden.



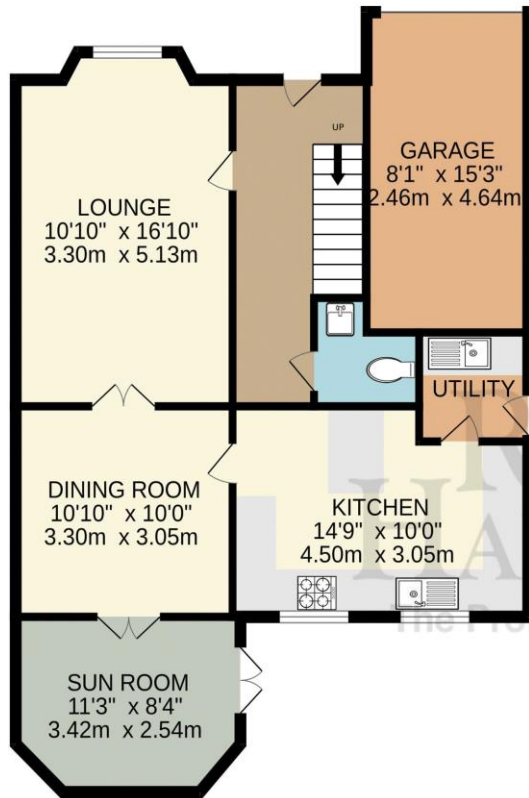
- Stunning detached family home
- Impeccably presented throughout
- Highly coveted modern development
- Sunny south facing aspect
- 4 bedrooms / 2 reception rooms
- Smart kitchen diner
- Beautiful landscaped garden
- 1426 SQFT

At a generous 1426 square feet of impeccable living space, this exceptionally presented detached family home offers buyers a rare opportunity to purchase on a modern development where houses rarely come available. Nestled in a choice position on one of Mawdesley's most sought after cul-de-sacs, the home enjoys considerable privacy & a pleasant rear aspect with a sunny south facing orientation. Internally, the property is a credit to the current owners, offering a light, contemporary finish & a superior layout that lends itself very well to modern family living. The property has undergone various improvements over recent years including new carpets both upstairs & downstairs (October 2023) plus a refurbished kitchen in 2021. The ground floor in brief comprises; a hallway with wc / cloaks, an elegant front lounge with smart log burner, a dining room with access onto a rear conservatory, (which has an insulated roof, making it useable all year round). Off the dining room is a stylish, upgraded fitted kitchen which is finished with a range of quality integrated appliances, solid oak worktops, breakfast bar & spot lighting. Off the kitchen is a useful utility room. Upstairs, there are four generously proportioned bedrooms, with fitted units and a modern en-suite to the master bedroom, plus a principal bathroom suite. Externally, the gardens are beautifully landscaped with the rear enjoying considerable privacy & a smart flagged patio area for sitting out. Our clients have landscaped the garden adding considerable drainage plus a low maintenance synthetic lawn. The rear enjoys sun all day courtesy of the south facing aspect. To the front is a spacious double block paved driveway offering ample off road parking and leading through to the integral garage. Locally, the home sits close to numerous country walks, some excellent schools, village pubs, a cricket field, tennis courts, local store and a vibrant local community all located within easy walking distance of the property making this a great place to live and raise a family. Viewings are essential on this stunning family home.

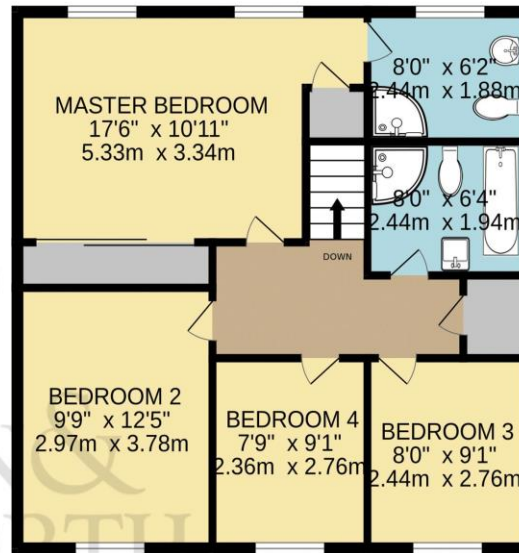




GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.

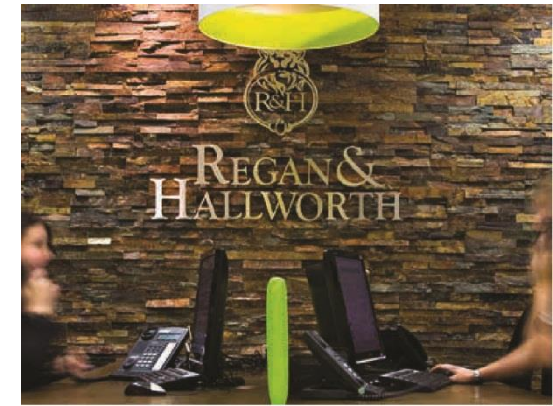


1ST FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 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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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.

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