

FOR SALE

26, Andertons Mill, Mawdesley, L40 3TW



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A gorgeous 3 bed semi-detached cottage with designer kitchen & private south-east facing garden.



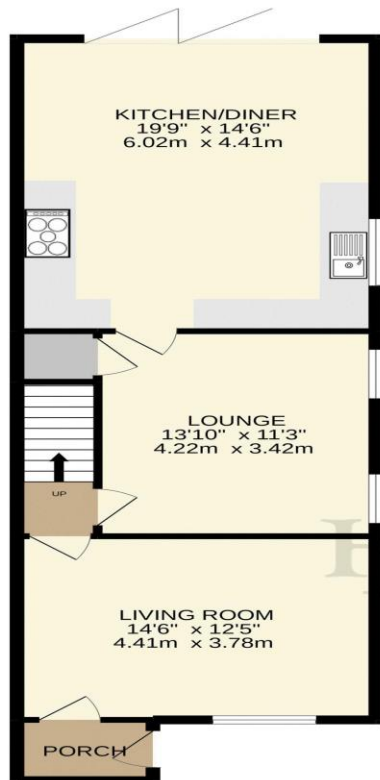
- Prime semi-rural location
- Three double bedrooms
- Built in appliances & Quartz tops
- Sunny south facing rear garden
- Close to schools & village amenities
- Open plan designer kitchen
- Bifold doors to rear
- 1255 SQ.FT.

Nestled in one of West Lancashires most sought after semi-rural locations, this charming, traditional-style semi-detached cottage has been thoughtfully and extensively updated and extended over the years to create a truly warm and inviting family home. With over 1,250 square feet of living space, the property combines character and practicality, offering generous proportions and stylish features throughout. The highlight of this home is the stunning open-plan Neptune-designed kitchen, boasting solid wood, hand-painted units, elegant Quartz worktops, and integrated appliances. Bifold doors at the rear flood the space with natural light and open seamlessly to the sunny south-easterly facing garden, making this a perfect space for dining, entertaining, or simply relaxing. The layout also includes three generously sized double bedrooms and a luxurious four-piece family bathroom suite on the upper floor with underfloor heating. The spacious landing provides potential for a second staircase, offering the exciting possibility of converting the roof space into additional accommodation, subject to the necessary consents. Original oak internal doors enhance the charm of the property, which begins with a welcoming reception porch and hallway complete with a period-style entrance door. The ground floor features two individual reception rooms, each brimming with character. The elegant lounge includes a feature working fireplace, high ceilings, and a cozy ambiance. Adjacent is a delightful sitting room, with dual side-aspect windows flanking an exposed brick fireplace and wood-burning stove, creating the perfect retreat for quiet evenings. To the rear, the kitchen extends into a beautifully designed open-plan addition, providing ample room for a large dining table or a comfortable seating area. Beyond the bifold doors lies a fully enclosed, private garden with a sunny aspect where you can enjoy the sunlight all day. This garden is a true haven, featuring a stone-paved patio, a charming lawned area, a useful brick-built garden store, a wood store, and a stunning old apple tree. The property also benefits from ample parking at the front, with additional storage space to the side, including facilities for bikes, bins, and firewood. Upgrades also include the installation of hardwood double-glazed sash windows and a gas central heating system, ensuring warmth and energy efficiency.

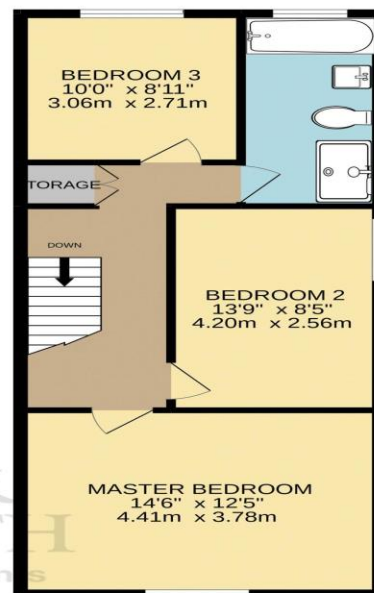




GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.

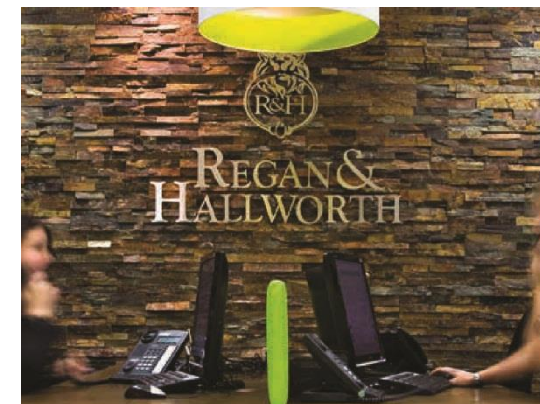


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TOTAL FLOOR AREA : 1255 sq.ft. (116.6 sq.m.) approx.

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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