

FOR SALE

1, Hesketh Avenue, Mawdesley, L40 3AA

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

 ESTD
1996



1, Hesketh Avenue, Mawdesley, L40 3AA

A beautifully presented new build four bed family home in highly coveted village location



- Spacious & elegant interior
- Open plan living dining kitchen
- Sunny landscaped garden
- EV car charger & detached garage
- Four double bedrooms
- Bifold doors for garden access
- Lovely patio areas & outdoor kitchen
- 1519 SQ.FT. / Freehold

This stunning new-build corner house is situated in the highly sought-after semi-rural village of Mawdesley. Located at the head of a quiet cul-de-sac, the property features a private south-west facing garden that is not directly overlooked—a rare perk in modern developments. Built by the renowned Jones Homes, this house boasts a higher specification than typical new builds. It includes oak veneer internal doors, polished chrome door handles, sockets and switches, and an oak and glass staircase. The master bedroom has fitted robes, and the contemporary open plan living and dining kitchen is equipped with integrated Neff appliances, Quartz worktops, and bifold doors for garden access. There is a separate fully fitted utility room and the luxury Villeroy & Boch bathrooms are finished with stunning Porcelanosa tiles. The garden is a standout feature, walled with privacy fencing. It has been thoughtfully landscaped to create two patio areas that enjoy sunny aspects. Additionally, there is a covered area with an outside kitchen, making it perfect for outdoor living. The home has been further upgraded with plantation shutters, high-quality flooring, decorative wood panelling, a media wall with a feature fireplace in the lounge, and bespoke fitted furniture in the study. Externally, the property includes a large block-paved driveway that leads to a detached garage. The home is fully alarmed, equipped with a smart electric car charger, and has just under seven years remaining on the NHBC structural warranty. Internal inspection is highly recommended to fully appreciate the size, specification, and outstanding location of this exceptional property.



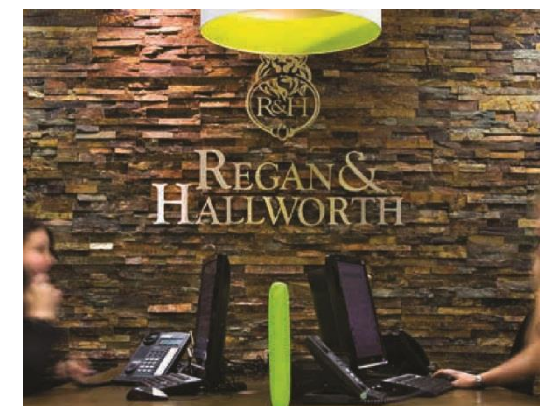




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TOTAL FLOOR AREA : 1519 sq.ft. (141.1 sq.m.) approx.

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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