



New Street, Mawdesley
Ormskirk, Lancashire L40 2QP

£495,000

Situated in the highly sought after village of Mawdesley within a lovely mature plot is this attractive detached property which is being sold with no onward chain. Its spacious accommodation has been very well maintained by its current owner but offers huge potential for remodelling and modernisation to create a bespoke family home. The accommodation briefly comprises of a bright and welcoming entrance hall, study, dining room, generous lounge, conservatory, dining kitchen, utility room, four double bedrooms with en suite to main bedroom and a family bathroom. The property has gas central heating and UPVC double glazing and externally there are lovely gardens to the front and rear featuring some striking mature trees, and there is a driveway providing off road parking at the side and leading to the double garage. This property already feels like a much loved family home but with creative vision it could be made amazing. Please call now to book your viewing.

EPC Grade C. Freehold. Council Tax Band F

Entrance Hallway

UPVC french doors giving access to the front of the property. Central heating radiator. Tiled flooring. Cupboard housing electric meter. Stairs to first floor accommodation. Under stairs storage cupboard.

Study

UPVC double glazed windows to front and side aspects. Central heating radiator.

Dining Room

UPVC double glazed window to front aspect. Central heating radiator.

Lounge

UPVC double glazed patio doors to rear aspect giving access into conservatory. Two central heating radiators.

Conservatory

UPVC double glazed windows and french doors giving access at the side into the garden. Tiled floor. Electric wall mounted heater. Two wall light points.

Dining Kitchen

Fitted wall and base units comprising cupboards, drawers and work surfaces and incorporating a single bowl, double drainer stainless steel sink unit with mixer tap. Electric cooker point. Tiled floor. Part tiled elevations. Central heating radiator. Built in pantry cupboard.

Utility Room

Fitted worktop with plumbing for automatic washing machine below. Central heating boiler. Tiled floor. UPVC door to rear aspect.



First Floor Landing

Feature UPVC arched window to side aspect. Loft access with pull down ladders. The loft is boarded for storage and has a light.

Bedroom One

UPVC double glazed window to rear aspect. Central heating radiator. Three wall light points.

En Suite

Fitted with a three piece suite comprising shower enclosure with electric shower, vanity wash hand basin and low flush WC. Heated towel rail. Tiled to visible elevations and floor. UPVC double glazed window to side aspect. Towel radiator.

Bedroom Two

UPVC double glazed window to front aspect. Central heating radiator.

Bedroom Three

UPVC double glazed window to rear aspect. Central heating radiator.

Bedroom Four

UPVC double glazed window to front aspect. Central heating radiator. Fitted wardrobes.

Bathroom

Fitted with a four piece suite comprising panelled bath, shower cubicle, vanity wash hand basin and low flush WC. Tiled to visible floor and elevations. Cupboard housing hot water cylinder. Towel radiator. UPVC double glazed window to side aspect.

Double Garage

There are two single up and over doors to the front and a pedestrian door to the side. There is power and light.

Outside

At the front of the property is a well stocked mature garden majestically looked over by an oak tree believed to be around 150 years old. There is a driveway at the side providing off road parking and leading to the double garage. The rear garden is laid mainly to lawn with planted displays and a beautiful magnolia tree at centre stage.


Tenure

The property is Freehold.

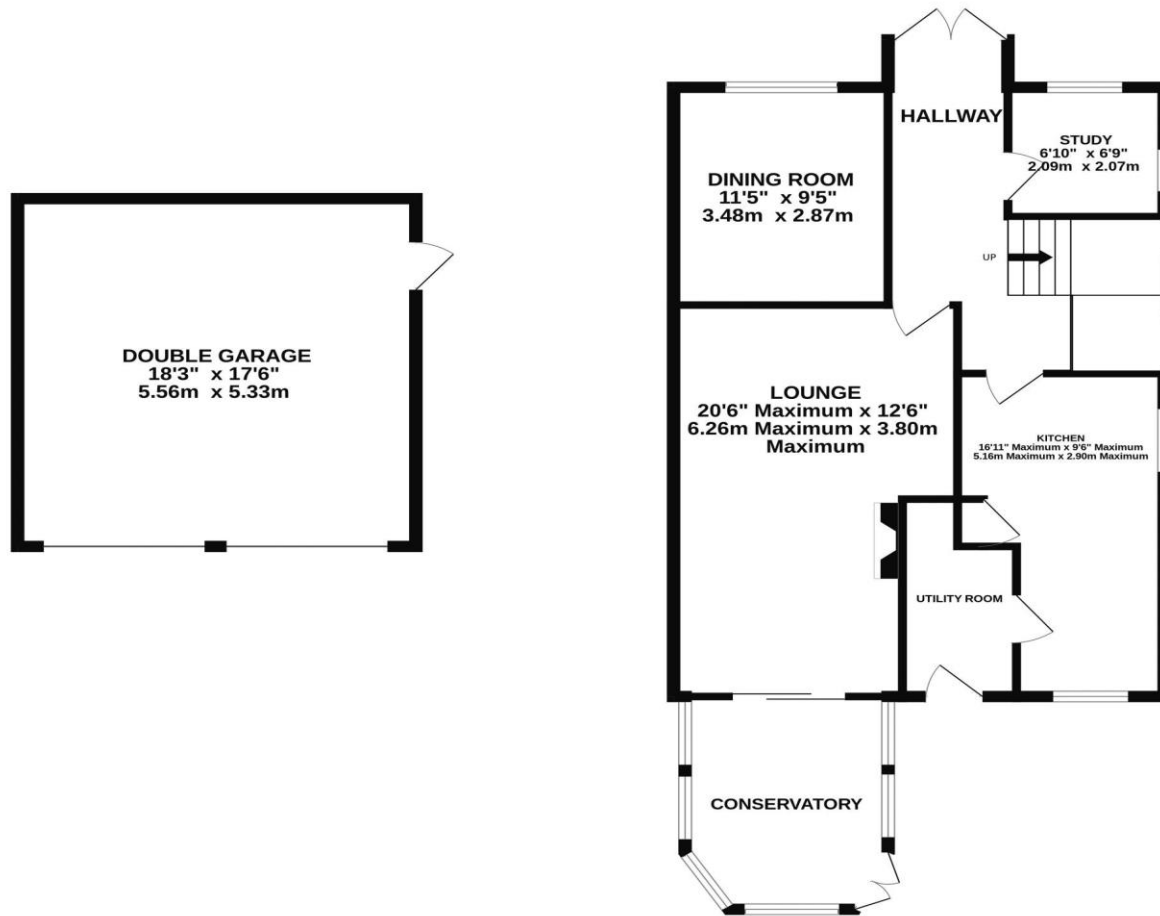




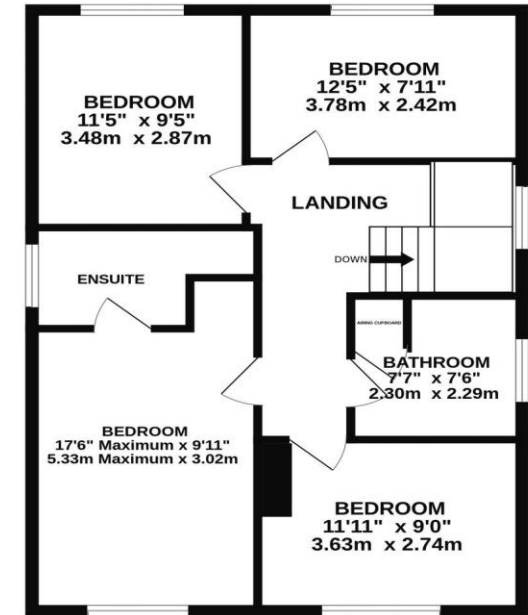
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		82
69-80 C	69	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
1109 sq.ft. (103.1 sq.m.) approx.



1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1783 sq.ft. (165.6 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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