



## Hurst Green, Mawdesley, Ormskirk

**Offers Over £210,000**

Ben Rose Estate Agents are delighted to present this charming two-bedroom semi-detached property nestled in a serene cul-de-sac within the delightful village of Mawdesley. Boasting a prime location, this home offers easy access to excellent local schools, shops, and amenities, along with convenient travel links to nearby towns and motorways. Early viewing is highly recommended to avoid potential disappointment.

Upon entering, you are greeted by a spacious entrance hall featuring stairs, under stair storage, and access to all ground floor rooms. The inviting lounge/diner, spanning the length of the home, benefits from abundant natural light streaming through the front-facing window and rear patio doors. With room for a dining table and three-piece sofa set, this space also features an electric fire for added warmth and ambiance. At the end of the hall, discover the modern kitchen, equipped with ample wall and base units, integrated hob/oven, and space for freestanding appliances, offering convenient access to the garden.

Ascending to the first floor, you'll find two generously sized bedrooms, both easily accommodating double beds and furnishings. The master bedroom boasts integrated storage for added convenience. Completing the first floor is the three-piece family bathroom featuring a stand-in shower.

Externally, the property offers on-road parking, complemented by the village's conservation moss, village green, and children's play area just a short stroll away. Ideal for outdoor enthusiasts, scenic walks for dog owners are easily accessible. Plus, with the inclusion of an air source heat pump which is complimented by solar panels and a new hot water system, this home epitomizes modern comfort and sustainability.

Perfect for families, the community-centric atmosphere adds to the appeal, while the large rear garden, not directly overlooked, comprises both lawn and paved areas, providing ample space for outdoor recreation and entertaining. Additionally, two outhouses in the garden offer ideal storage solutions.

In summary, this well-appointed property offers a perfect blend of comfort, convenience, and community, making it an ideal choice for discerning buyers seeking a peaceful yet well-connected lifestyle in Mawdesley.



















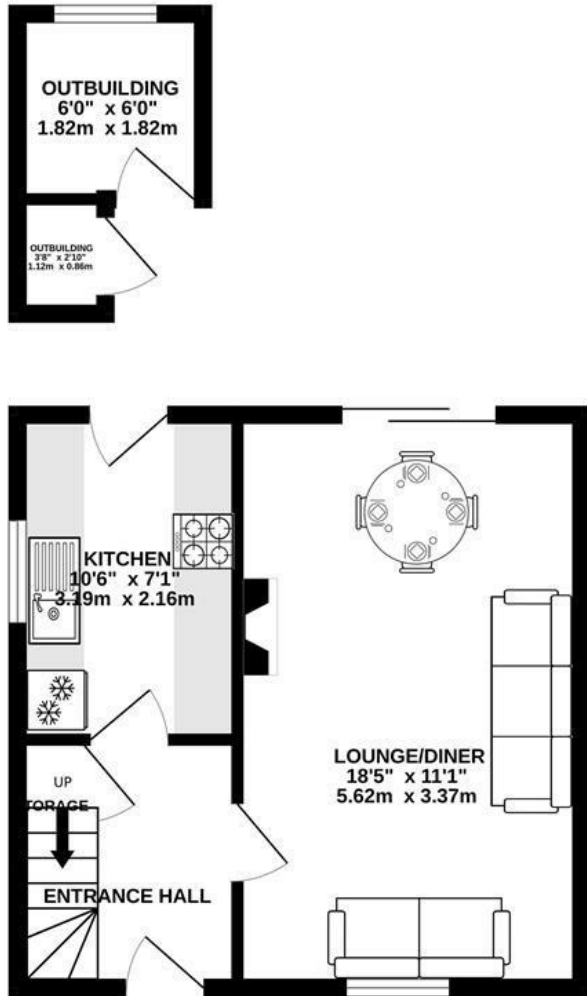




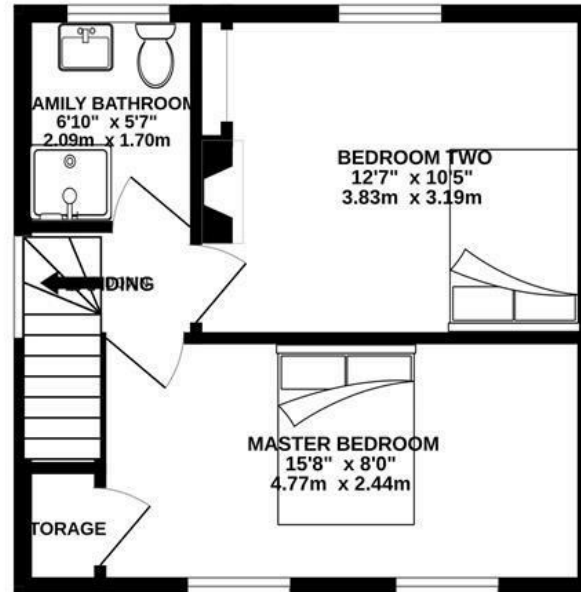




GROUND FLOOR  
377 sq.ft. (35.1 sq.m.) approx.



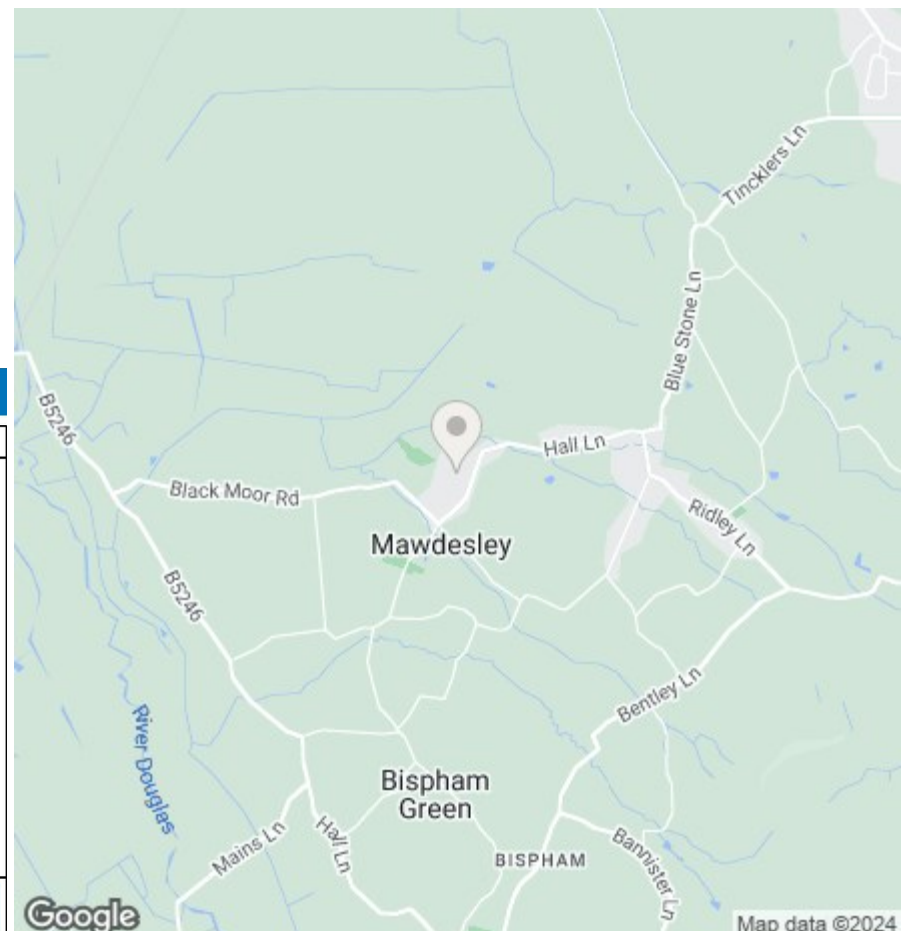
1ST FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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.  
Made with Metropix ©2024

We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		