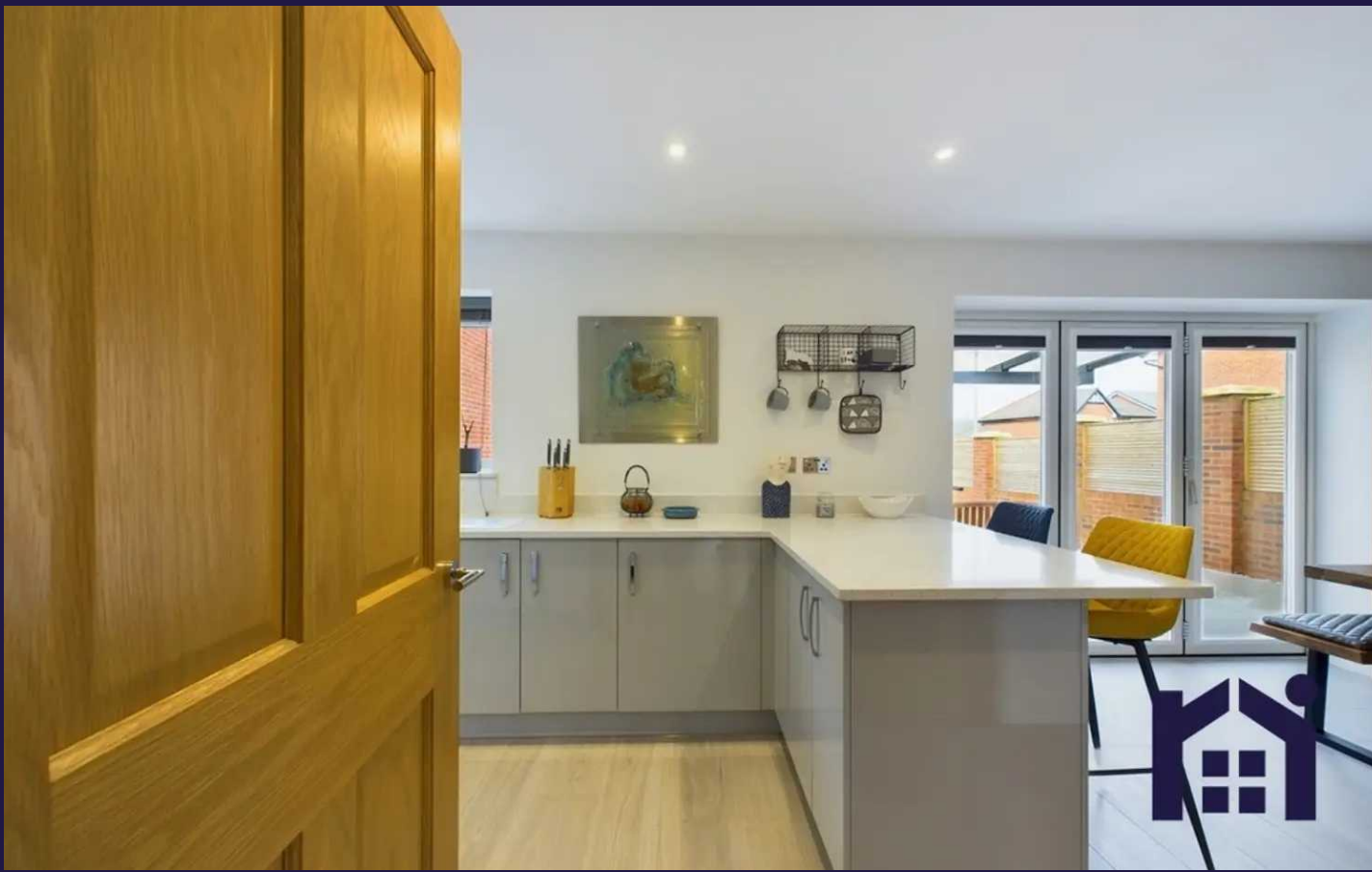


Asland Drive, Mawdesley

L40 3AE



£475,000

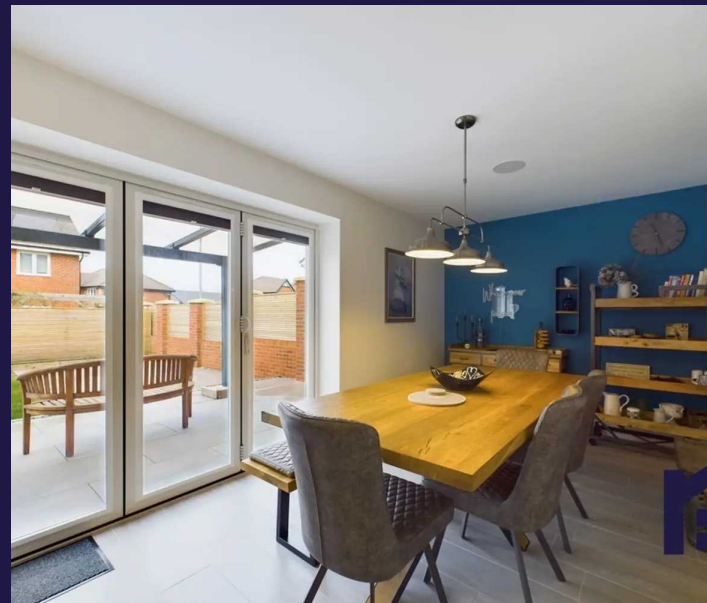


Fabulous, highly specified four double bedroom detached executive property at the end of a quiet cul de sac, with wildlife area to the front. With over 1400 square feet on offer in a popular and sought after village location this is a perfect family home.

To the front the block paved driveway can accommodate three vehicles and leads to the garage, with power and light, and the main entrance. Step inside to the welcoming hallway with tiled flooring, that runs through much of the ground floor.

To the front are the living room and snug, with the latter also making an excellent home office or study. To the rear the heart of the house has plenty of space for both dining and comfortable furniture with bifold doors opening to the garden. The kitchen comprises a range of wall and base units topped with quartz work surfaces with etched drainer and breakfast bar. Integrated appliances include induction hob, double electric oven and grill, refrigerator, freezer and dishwasher.

Completing the ground floor are the utility room with Vaillant boiler and space, power and plumbing for additional appliances, and the cloakroom comprising wash hand basin and wc.



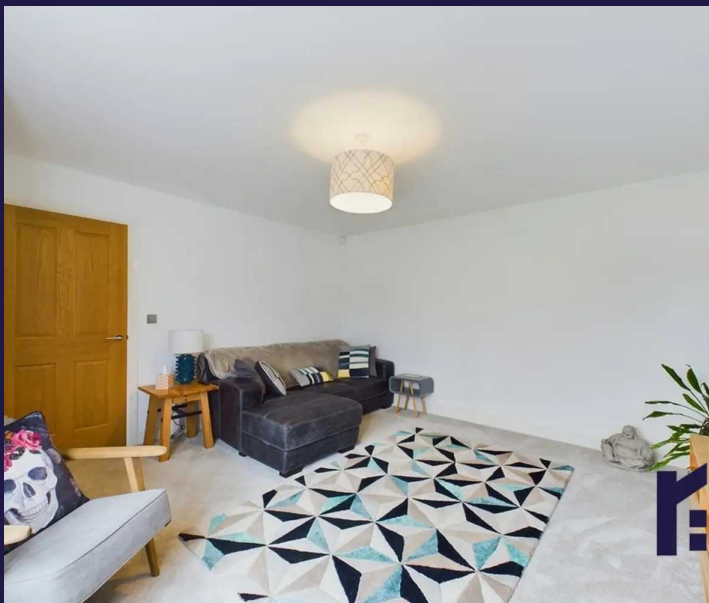


Step outside into the stylish and elegant west facing garden with porcelain tiles, sun canopy, lawn bordered by raised beds and power, water and mood lighting. If ever a garden was made for relaxation and enjoyment this is probably it.

Back inside, stairs lead to the first floor landing with airing cupboard and ladder access to the part boarded loft with light. Bedroom one benefits from fitted wardrobes and en suite comprising fully tiled elevations and flooring, wash hand basin, wc, rainfall mixer shower in cubicle and ladder heated towel rail.

Bedrooms two and four also have fitted wardrobes and the bedrooms to the front overlook the wildlife area. The family bathroom has fully tiled elevations and flooring, bath with shower attachment, wc, wash hand basin, rainfall mixer shower in cubicle and ladder heated towel rail.

Alarmed, with oak doors and chrome switches & sockets throughout, the attention to detail is excellent and makes this property stand out from the crowd.









Fabulous, highly specified four double bedroom detached executive property at the end of a quiet cul de sac, with wildlife area to the front. With over 1400 square feet on offer in a popular and sought after village location this is a perfect family home. Council Tax band: F

Tenure: Freehold

- Beautifully presented detached property
- Four double bedrooms
- Two reception rooms
- Garden built for relaxation and entertainment
- Over 1400 square feet
- Quiet cul de sac location



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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

1469.47 ft²

136.52 m²

Reduced headroom

9.45 ft²

0.88 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360