

HOME  TRUTHS

New Street, Mawdesley

L40 2QP


£425,000



An individual, spacious four bedroom detached property in the heart of the village. Whilst it is in need of some modernisation, One Oak dates back to 1893 and offers plenty of potential and 1250 square feet of accommodation. To the front, the driveway can accommodate several vehicles and leads past the garden which is laid to lawn with mature planting, to the main entrance. Step into the vestibule with flagged flooring and from there into the entrance hallway. The living room has gas fire in hearth and leads to the garden room to the rear. To the other side of the property reception two is a spacious dining room with door to the kitchen which comprises a range of wall and base units with space, power and plumbing for appliances. Completing the ground floor is the cloakroom with wash hand basin on vanity and wc. Step outside onto the sun deck overlooking the lawn with cottage garden planting and mature acer and detached garage to the rear. Back inside, stairs lead to the first floor landing with access to all four double bedrooms and the family bathroom comprising I shaped bath with screen and rainfall shower over, wc and wash hand basin.



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Council Tax band: E

Tenure: Freehold

- Individual detached property
- Central village location
- Four double bedrooms
- Garage and parking
- Gardens to front and rear
- Virtual tour



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Eccleston Branch
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Floor 1



Floor 2

Approximate total area⁽¹⁾

1249.43 ft²

116.08 m²

Reduced headroom

7.54 ft²

0.7 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.

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