

HOME  TRUTHS

Bradshaw Lane, Mawdesley

L40 3SE

In Excess of £400,000





Spacious, extended true bungalow, with three good sized bedrooms on a sought after country lane on the outskirts of Mawdesley. With almost 1200 square feet of accommodation and lovely views this property is available with no upward chain. The driveway can accommodate several vehicles and leads both to the car port and the main entrance. Step into the hallway which leads initially to the three double bedrooms and the bathroom comprising mixer shower in cubicle, wc and wash hand basin. To the rear are the dining room and the delightful L shaped living room with lovely views over the garden and patio doors leading out. The dining kitchen comprises a range of wall and base units with Rangemaster cooker. A separate utility/boot room has space, power and plumbing for additional appliances and there is a large, boarded loft with ladder, light, power and Velux window and also housing the central heating boiler. Externally the rear garden is mainly laid to lawn with sun terraces and mature planting with views over the countryside beyond to both the front and rear.

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Spacious true bungalow
- Three double bedrooms
- Almost 1200 square feet of accommodation
- Virtual tour
- Lovely gardens with view
- No upward chain



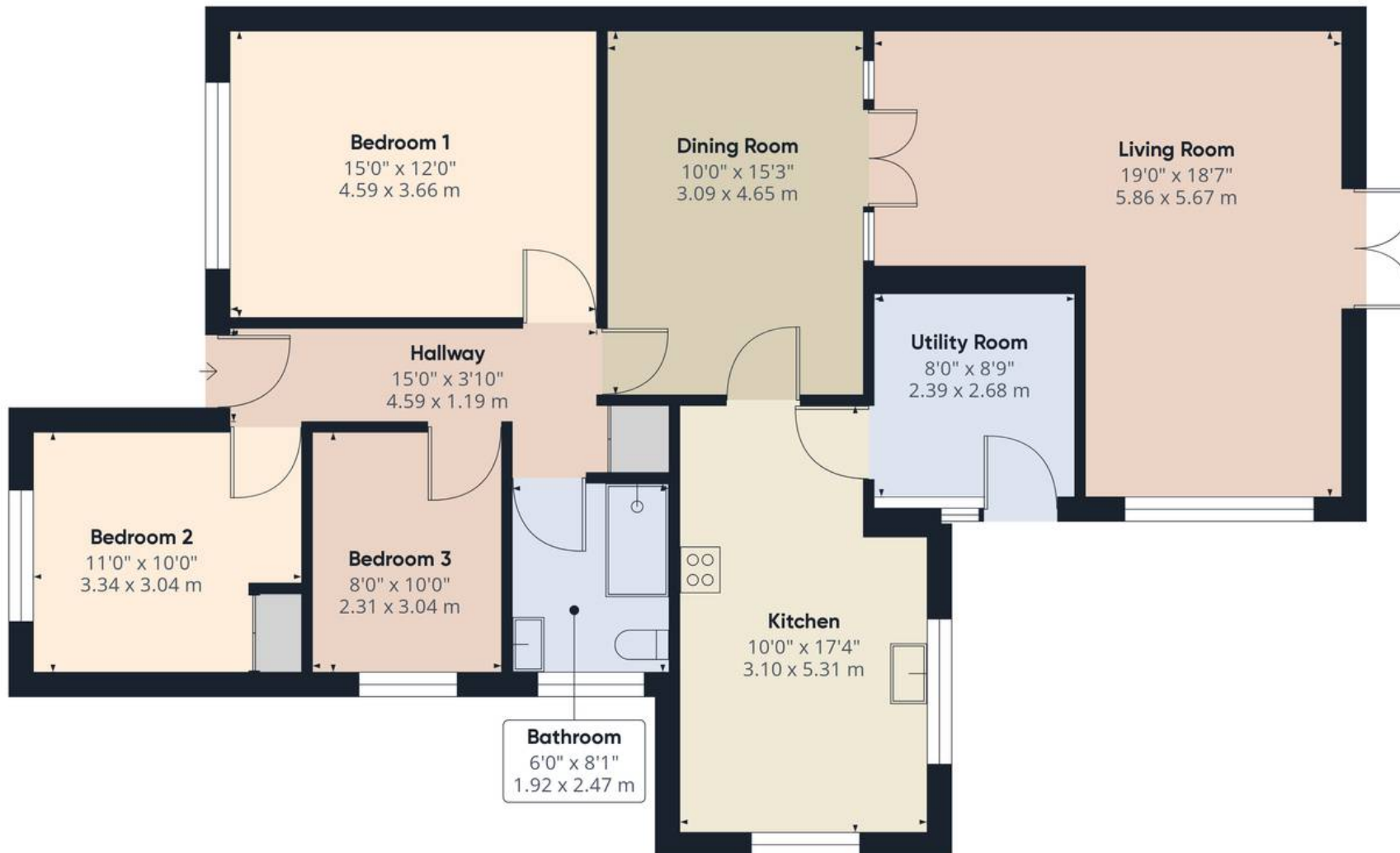
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**Approximate total area<sup>(1)</sup>**

1177.79 ft<sup>2</sup>

109.42 m<sup>2</sup>

(1) Excluding balconies and terraces

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

**GIRAFFE360**