

HOME  TRUTHS

Sycamore Close, Mawdesley

L40 2QR


£295,000



Versatile, extended semi detached property with four bedrooms, on a corner plot in the heart of the village within easy reach of all amenities and offering almost 1800 square feet of accommodation. Available with no upward chain. The block pavior driveway leads past the garden with mature planting to the garage and the main entrance. Step into the vestibule, with a courtesy door to the garage which benefits from power and light, and from there to the hallway. The living room has an open fire to keep you nice and cosy on winter nights, and to the rear the dining room leads off to the kitchen comprising a range of wall and base units with electric hob, oven and grill, dishwasher, refrigerator and freezer. A rear porch also doubles as a utility room with space, power and plumbing for additional appliances. The second reception room opens to the garden and could also operate as a fifth bedroom if required. The shower room comprises fully tiled elevations, electric shower in cubicle and ladder heated towel rail, whilst opposite is a separate bathroom with four piece suite. Externally the property has gardens to three sides all lovely and private with mature planting, with the one to the rear being a secret garden with terrace and pergola over a decked area. Back inside stairs lead to the first floor landing with access to the loft and twin linen cupboards. All four bedrooms can accommodate a double with bedrooms one and two being particularly spacious. Completing the first floor is a third bathroom comprising wc and wash hand basin.



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: To follow

- Extended semi detached property
- Corner plot
- c 1800 square feet of versatile accommodation
- Four double bedrooms
- Virtual tour
- No upward chain



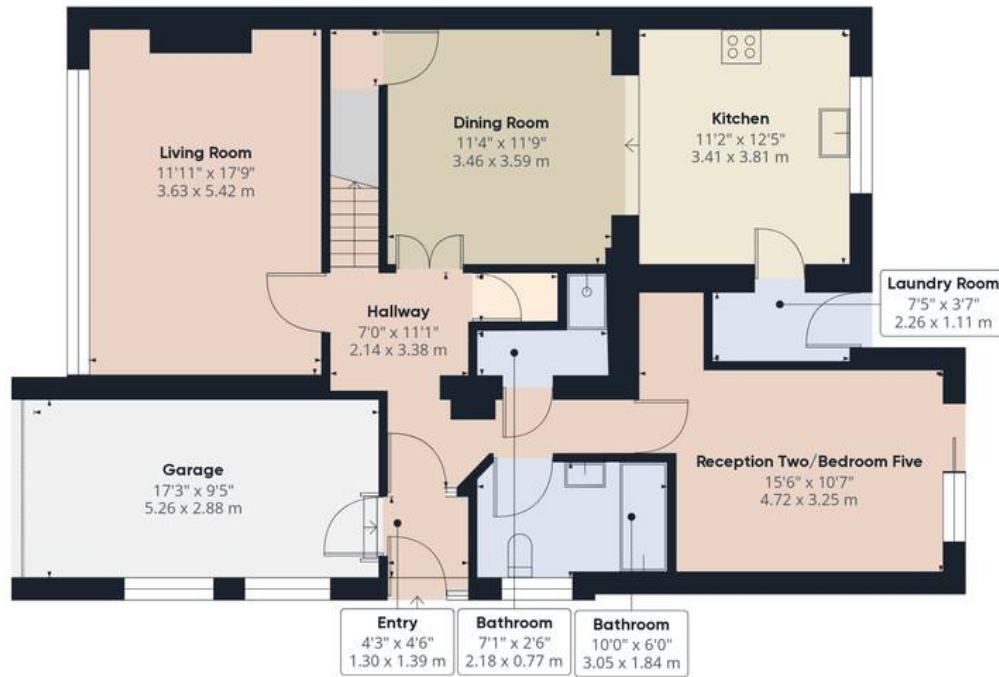
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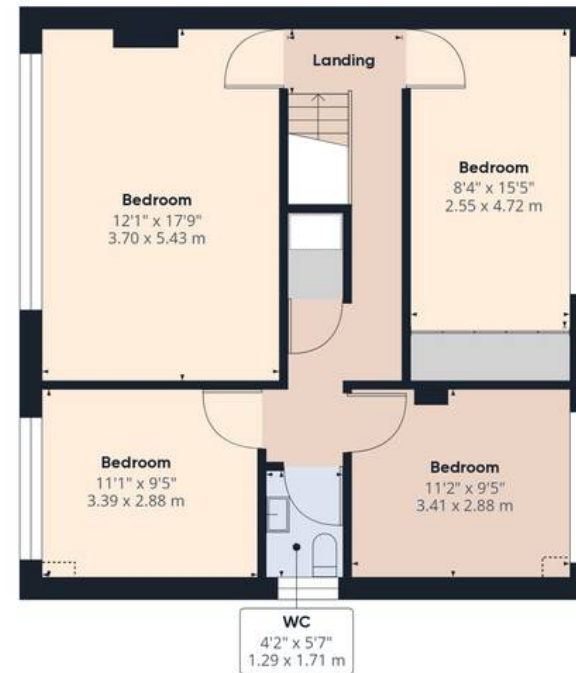
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Floor 1



Floor 2

Approximate total area⁽¹⁾

1788.1 ft²
166.12 m²

Reduced headroom

2.58 ft²
0.24 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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