



Hurst Green, Mawdesley

L40 2QS





Striking semi detached property with three good sized bedrooms on a corner plot in a quiet cul de sac location, within easy reach of all village amenities and benefiting from a substantial workshop and ample parking.

The block paved driveway can also accommodate a caravan or motorhome and leads past the garden with raised beds and crushed slate to the workshop, with power, light inspection pit and electric door, to the main entrance. Step into the hallway and from there to the living room with multifuel stove and patio doors overlooking the garden.

The dining kitchen comprises a range of wall and base units topped with granite work surfaces with integrated appliances including gas hob, double electric oven and grill, refrigerator, freezer and washing machine with a discrete dining area to the front.

Step outside into the south facing garden with lawn, crushed slate seating area and borders with plenty of herbaceous planting.

Back inside, stairs lead to the first floor landing with bedrooms one and two being good sized doubles to the front, the latter having storage housing the Worcester combi boiler, and bedroom three being a comfortable single to the rear.



The bathroom comprises jacuzzi style bath, mixer shower in cubicle, wash hand basin, ladder heated towel rail, and there is a separate wc.

With almost 850 square feet of accommodation, plus the workshop, this property has so much to offer, so do get in touch to arrange a viewing and make this your perfect home. Council tax B, EPC D, Freehold.

- Corner plot on a cul de sac
- Three bedrooms
- Large workshop
- Virtual tour
- South facing garden
- Ample parking



HOME TRUTHS

Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

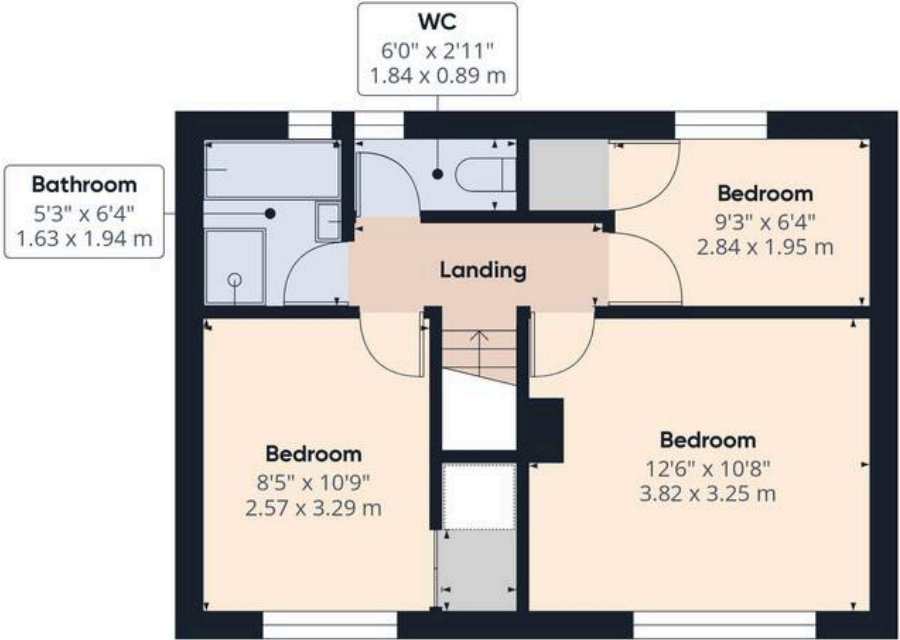
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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





Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾
1453.23 ft²
135.01 m²

(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.

Calculations are based on RICS IPMS 3C standard.