

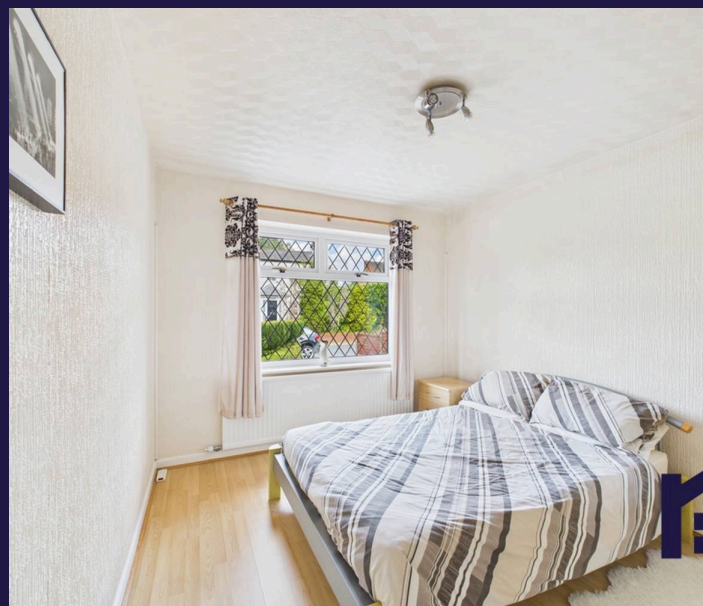
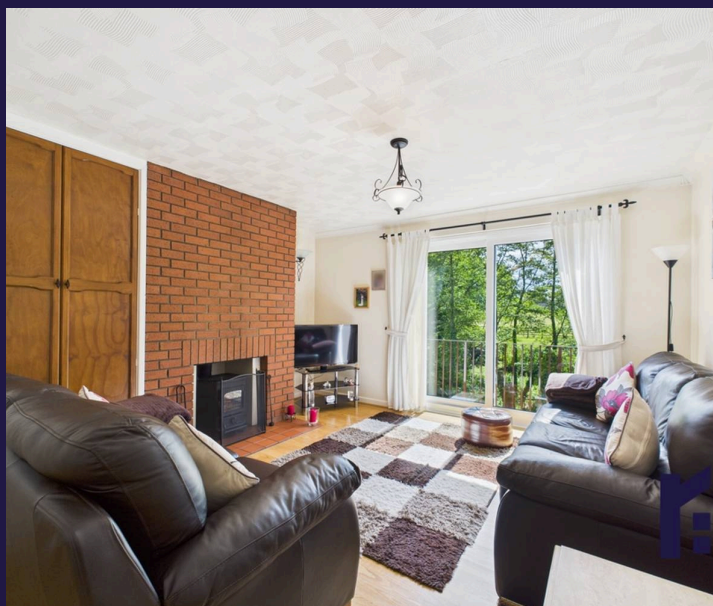
Gorsey Lane, Mawdesley

L40 3TF





Spacious, detached true bungalow on a substantial plot with three bedrooms, beautiful views to the rear and delightful gardens sloping down to the stream which runs from Harrock Hill all the way to the River Douglas. To the front, the driveway can accommodate several vehicles and leads past the lawn bordered by mature hedging to the main entrance. Step into the hallway and from there to the living room with wood burning stove and sliding patio doors opening to the veranda overlooking the garden. The dining kitchen comprises a range of wall and base units with integrated appliances including electric hob, electric oven and grill, refrigerator, freezer and space, power and plumbing for additional appliances. Both bedrooms one and two and good sized doubles with bedroom three a comfortable single. The large bathroom comprises tiled flooring and elevations, bath with shower attachment, wc, wash hand basin and electric shower in cubicle. The south facing gardens are mainly laid to lawn sloping down to the stream with terraces on which to sit, relax and watch the wildlife whilst enjoying the lovely views. With 850 square feet of accommodation this is a wonderful location and property to call home.



Spacious, detached true bungalow on a substantial plot with three bedrooms, beautiful views and delightful gardens sloping down to the stream which runs from Harrock Hill to the River Douglas. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Spacious true bungalow
- Three bedrooms
- Substantial plot
- Beautiful views
- Virtual tour
- Ample parking



HOME  TRUTHS

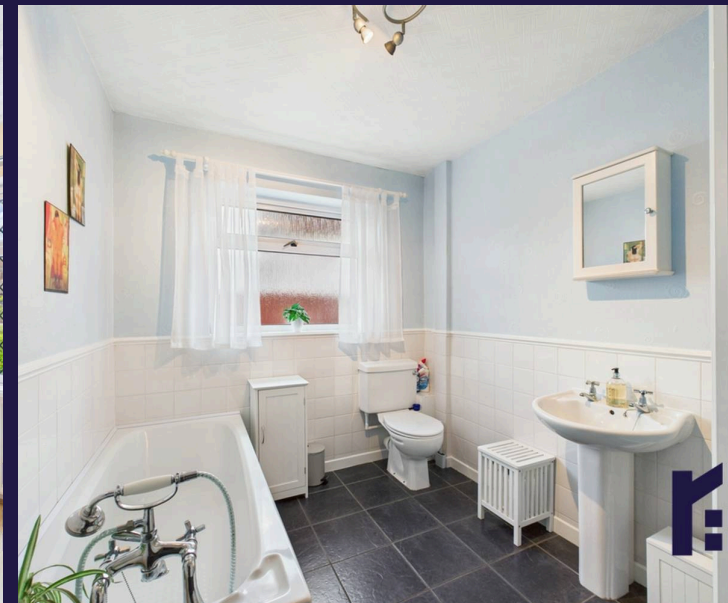
Eccleston Branch

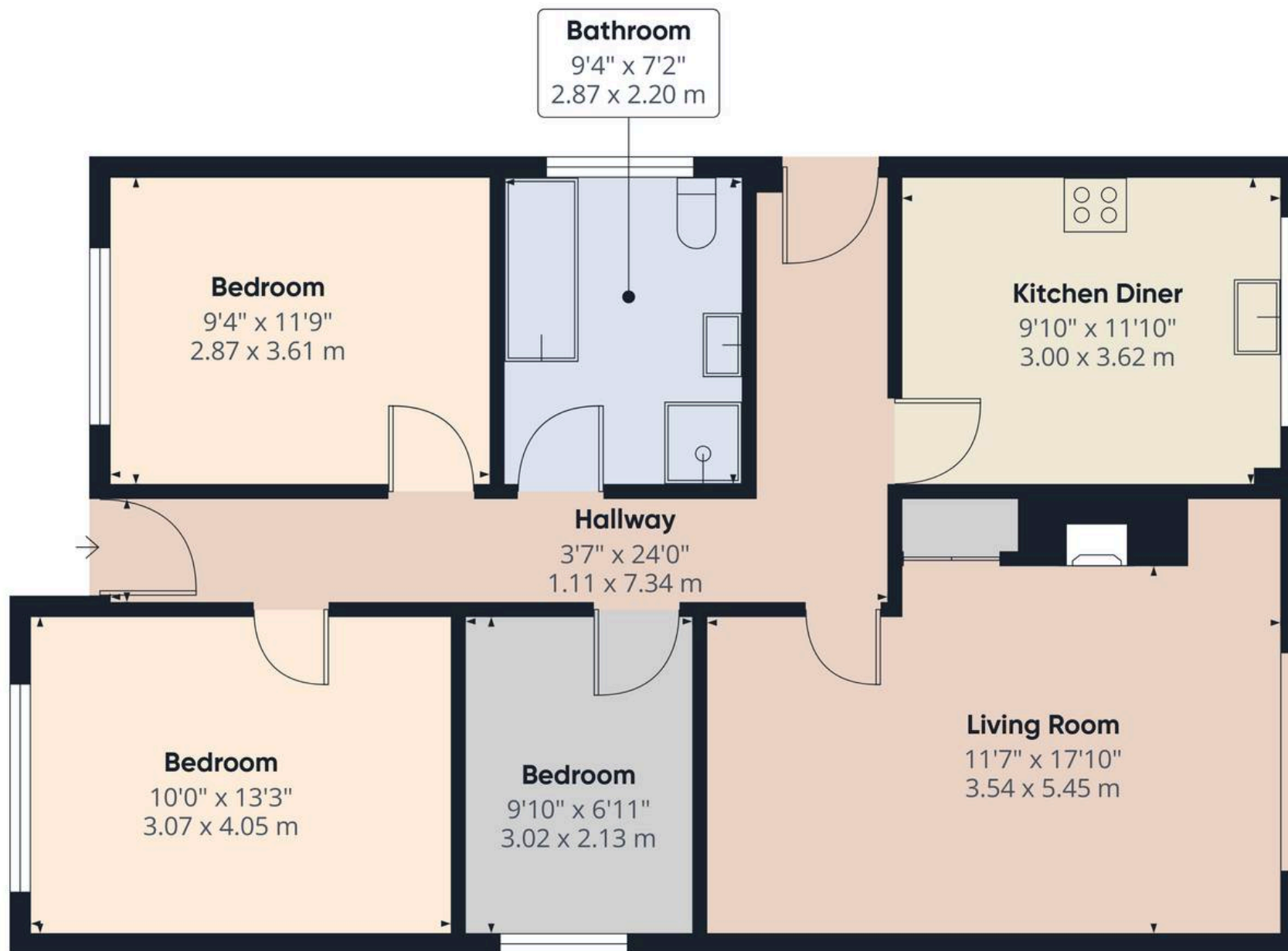
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

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01257 794588

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Approximate total area⁽¹⁾

853 ft²
79.2 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.

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