



Maria B Evans Estate Agents Limited

20 New Street, Mawdesley, L40 2QP

Offers in the region of £685,000



- Central village location
- Extended and renovated detached house
- Four bedrooms to the first floor, master en-suite
- Further two bedrooms to the second floor or gymnasium with sauna
- Open plan living dining kitchen with two lantern lights
- Two further reception rooms
- Gas central heating and Upvc double glazing
- Utility room with access to side outside utility area
- Rear lawned walled garden with patio and exterior lighting

This prominent centrally located detached house has recently undergone extensive refurbishment throughout, to include new sanitary ware, carpets and an extended living dining kitchen with two glass lanterns and two sets of sliding doors to the rear patio and walled garden. An ideal purchase for families wishing to move into Mawdesley village as this property offers four bedrooms to the first floor, master en-suite and a further option for a bedroom or two to the second floor, presently one is fitted as a gymnasium/sauna room.

A composite door with glazed panel opens to the entrance porch which has a stone flagged floor, Upvc double glazed windows to either side and a contemporary style fully glazed door leading to the spacious entrance hallway. A painted spindle staircase leads to the first floor and inset ceiling down lights illuminate the area which is warmed by a gas central heating radiator. A fully refurbished cloakroom can be found off the hallway and is fitted with a two-piece white contemporary suite to include a close coupled Wc, wall mounted wash hand basin and a chrome heated towel rail. The walls and floor are tiled to dado height and there is a ceiling light and extractor fan.

There are two reception rooms in addition to the large living dining kitchen, the first being the original main lounge which has a square bay window to the front, and two side etched glazed windows. The central feature is the open fire, sitting on a stone hearth with pine surround. The room has two pendant lights and is wired for wall lights and has a radiator. Double doors with glazed panels open into the open plan living dining kitchen. From the opposite side of the hallway is a snug or potentially home office/playroom. Again, having a square bay window to the front, pendant light and radiator. The extended living dining kitchen can also be accessed from the hallway via a fully glazed door.



So, this room will be one of the reasons you would want to purchase No 20 New Street. The space offers so many opportunities, split into four areas, the kitchen is fitted with an excellent range of wall and base units in a pale grey paint effect finish, to include a double-glazed display cupboard, integrated fridge and freezer, eye level double oven with pan drawer beneath. An induction hob with extractor over and white quartz work surfaces. The central island is strategically placed to view and socialise with the whole room and has a stainless-steel inset sink with mixer tap, integrated dish washer and recycling cupboard. To one side there is breakfast seating area and there are over pendant style lights.

The remaining space can then be used as you wish, having three television points to allow soft furnishings to be placed anywhere and the whole room is then illuminated by two ceiling lanterns and inset ceiling down lighting. Two sets of sliding doors to the rear bring the garden into the house and provide the ideal opportunity for al-fresco dining in the British summer! The floor has large stone effect tiles and underfloor heating warms the area.



The flooring for continuity continues to the utility room which has a side window overlooking a side patio area, ideal for hanging washing, and storing waste disposal bins. Fitted with co-ordinating wall and base units to the kitchen and incorporating a stainless-steel single drainer sink unit with mixer tap. There is plumbing for an automatic washing machine, space for a tumble dryer, pendant light and stable style exit door. The plant room is off the utility and houses the gas central heating boiler, underfloor heating manifold system and pressurised hot water tank.

To the first floor there are four good sized bedrooms, master en-suite and walk in wardrobe and family bathroom. The master bedroom to the rear has a radiator, pendant light and Tv point. The en-suite to the side has also been refurbished to include stone effect tiled floor and tiling to dado height. Vanity unit with inset wash hand basin, low flush Wc, and shower cubicle with power shower. A heated chrome towel rail warms the room. Bedroom two is the largest room to the front. Bedroom three is

at the rear and bedroom four is to the front, all having pendant light, radiator and Tv point.



The family bathroom has an etched glazed window to the side, and comprises of a four-piece suite to include close coupled Wc, vanity cupboard with wash hand basin, panelled bath and shower cubicle. The flooring has large ceramic tiles and the walls are tiled to dado height. A recessed chrome heated towel rail finishes the description of this floor.



On the second floor a large landing space with two Velux windows and two radiators provides an ideal reading or study area and there is under eaves storage. The options on this floor are two further bedrooms or one could be a games room/ gymnasium with two Velux windows to the rear and a circular window to the side. There is a radiator and ceiling strip spot lights and again no room is left without a Tv point. Adjacent is a good-sized room with two Velux windows to the rear, side circular window and is fitted with a sauna and shower cubicle. For convenience the floor has laminated flooring and there is a strip ceiling spot light.



Outside, the driveway has a wall to the front with in and out spaces and provides parking for two to three cars comfortably. The rear has a patio, walled garden with fenced spaced panels and is not overlooked. The side is accessed for a gate leading to the aforementioned patio and a further gate then gives access to the driveway to the front.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is West Lancashire Borough Council

Council Tax Band is F

The EPC is C

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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