



Maria B Evans Estate Agents Limited

Bella Vista, Bradshaw Lane, Mawdesley, L40 3SF

Offers in the region of £375,000



- Charming semi-detached chalet bungalow
- Set on a peaceful semi-rural lane
- Two reception rooms and conservatory
- Well-appointed contemporary dining kitchen
- Three ground floor bedrooms, one first floor
- Family bathroom and en suite to first floor
- Double glazing and gas central heating
- Lengthy driveway parking for six/seven cars
- Detached single garage with double doors
- Set in extensive lawn gardens with pond
- Close to village amenities and schools

Bella Vista is a charming, semi-detached bungalow located on a peaceful, semi rural lane in the heart of Mawdesley and is set within large, mature and secluded gardens. The extended accommodation is set over two floors to provide four bedrooms, lounge, snug, generously sized dining kitchen, a conservatory, a bathroom and an en suite facility. The property is approached via a lengthy driveway which provides parking for six to seven cars and extends to a detached brick built garage with double doors and there are lawn gardens to front and rear.

The timber entrance door with an opaque diamond leaded inset sits to the side of the property and opens into the L-shaped hallway with two ceiling lights and a radiator.

The lounge has a diamond leaded bow window to the front, and pendant light. The focal point of the room is the natural shaded quartz fire surround with a gas coals fire which has a television point to the side.



The snug has a large, opaque window to the kitchen, a ceiling light and a mahogany spindle staircase rising to the first floor with a storage cupboard beneath.



The very well appointed dining kitchen has vinyl flooring, ceiling lights plus three pendant lights over the table space, and a radiator. An excellent range of ivory-shaded wall and base cabinets are fitted to include a peninsula unit, a wine rack, drawers and having brushed steel handles and subway-style splash tiling. The wood effect worktops have an inset stainless-steel single-drainer sink unit with swan-neck mixer tap to the peninsula unit and close by is an integrated Neff automatic dishwasher. Also inset is a Neff four-ring induction hob with complementary stainless-steel chimney-style extractor fan over and two integrated ovens - one with a grill and the other having a warming drawer beneath. There is plumbing for an automatic washing machine, space for a tumble dryer and, beyond the peninsula, there is more than ample space for a dining table and chairs.



French windows open into the hardwood conservatory with further French windows to the garden, a central pendant light, leaded lights and ceramic tiled flooring.

There are three bedrooms to the ground floor; a good sized double, bedroom one has a window to the rear overlooking the extensive rear garden, a pendant light and a radiator. A range of fitted mahogany wardrobes line one wall with matching over-bed cabinets, nightstands and the room has ample space for chests of drawers.



Bedroom two has a diamond leaded window to the side, a pendant light and a radiator. There are fitted wardrobes to one wall, over-bed cabinets and nightstands plus a matching chest of drawers. Bedroom three is a single room with a diamond leaded window to the front, a pendant light, and radiator plus fitted wardrobes with an over-bed cabinet.

Tiled to all splash areas, the family bathroom has an opaque side window, ceiling light and a chrome ladder-style heated towel rail. The white three-piece suite comprises a pedestal wash hand basin, a close-coupled WC, a panelled spa bath with centralised tap and hand shower and, in addition, there is a wall mounted mirror cabinet.



The first floor bedroom has sliding patio doors to the rear, two ceiling lights and a radiator. A built-in bookcase pulls out to reveal excellent eaves storage space. The en suite is tiled to all splash areas, has vinyl flooring, a pendant light and is fitted with a white three-piece suite comprising a corner shower cabinet, a pedestal wash hand

basin and close couple WC. Built-in cabinets line one wall, perfect storing toiletries.

The extensive rear garden is mainly laid to lawn with paved patio and mature shrub and specimen tree borders to one side whilst fence and conifer hedging line the other. To the far end of the garden is an ornamental pond and the garden also benefits from a timber tool shed, a greenhouse and an outside tap.



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 Chorley Borough Council
The EPC rating is D
The Council Tax Band is C
The property is served by mains drainage

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.

