



Maria B Evans Estate Agents Limited

72 New Street, Mawdesley, L40 2

Offers in the region of £399,950



- Handsome, extended end-terraced family home
- Renovated and remodelled with contemporary finish
- Beautifully and immaculately presented accommodation
- Measuring some 2549 square feet over three floors
- L-shaped family room and first floor living room
- Superb, well-appointed living-dining-kitchen to rear
- Separate ground floor utility/shower room and cloakroom
- Three good-sized double bedrooms – one with study off
- Family bathroom, shower room plus two en suites
- All rooms are warmed by gas central heating radiators
- uPVC double glazed windows and composite doors
- Flagged driveway parking to the front for two cars
- Conveniently set in the heart of Mawdesley village
- Close to village schools and superb local amenities
- Nearby stunning countryside walks and pursuits
- Easy access to commuter road and rail networks
- No onward chain with the purchase of this property

Set in the heart of picturesque Mawdesley village and close to amenities and schools, this most appealing property is approached across an Indian stone flagged frontage which provides parking for two cars and has space for container planting. The black composite front door with glazed inlay is reached via the recessed car-port and opens into a very spacious central entrance hall with room for shoe storage benches and coats hanging space. Two tall column radiators offer a warm welcome, a staircase rises and turns to the first floor, has an under-stairs storage cupboard and, offering a smooth transition, the light oak effect Karndean flooring continues throughout the downstairs living spaces.



To the front there is an exceptional L-shaped family room where three long windows, finished in black, overlook New Street and allow natural light to filter through. Lit by recessed down-lights, the room comfortably houses a lounge suite plus a pool table as well as additional furniture and three white radiators provide warmth.



Off the entrance hall, the utility/shower room is fitted with a range of white gloss cabinets and drawers having black granite-effect worktops inset with a stainless steel sink unit. There is under-counter space for a tumble dryer and washing machine, to one corner is a shower cabinet and shower-wall boarding is fitted to all splash areas.



Completing the ground floor, the cloakroom is finished in beige tile-boarding with silver trim and has a pedestal wash basin and WC.

The L-shaped, open plan living-dining-kitchen features patio doors to the rear as well as a window overlooking the rear courtyard garden. With a comfortable dining area, ample space for sofas and armchairs, there is also a very well-appointed kitchen finished in a white panel-style doors and brushed nickel handles with black granite-effect worktops, end panels, breakfast bar and an inset one-and-a-half bowl sink unit. Also inset is an induction hob with glass and steel extractor fan above and an eye-level double oven and grill close by. Integrated appliances include a microwave oven, dishwasher, fridge and freezer. The wall-mounted gas central heating boiler is also located here and, just off the kitchen, there is a good-sized pantry fitted with a range of floor to ceiling storage cupboards.



The staircase to the first floor passes a window part-way which provides light to the landing space. Light oak doors open into each of the rooms, all lit by recessed down-lights, including the first floor living room complete with exposed beams and a large picture window to the front. The white timber fireplace with black granite inset and hearth houses an electric fire and has a wall mounted television point to the side. A further doorway opens into the study also having a window overlooking the front and creating the perfect home office. This room could very easily form a bedroom four.



A part-glazed timber door opens into a good-sized double bedroom with a large picture window to one side and a Velux skylight window. The comfortably spacious room is fitted with wardrobes and has an en suite, finished in a granite effect tile board and comprising a walk-in shower cubicle, a vanity-set wash basin and WC and white heated towel rail.



Another spacious double bedroom has two Velux windows to its slightly sloping ceiling line and a further window to the side making it bright and light.



Servicing this bedroom is a good-sized shower room with oversize cubicle, pedestal wash hand basin, low flush WC and the room has been finished in a white marble effect tile board with silver trim.

The entire second floor easily lends itself to become a master suite with a half-turn staircase and side picture window leading to a walk-in storage room and a separate cloakroom with window, WC and wash hand basin – also housing the gas central heating boiler and having eaves storage. The master bedroom has two double Velux windows, recessed down-lights to the vaulted ceiling and a central exposed timber beam. There is space for a king-size bed as well as additional furniture whilst to one corner stands a free-standing, double-ended bath set on a slightly raised plinth and a centralised free-standing chrome Swan neck tap and handheld shower attachment.



To the rear of the property is a secluded, south-facing, fence-enclosed, Indian stone flagged courtyard-style garden. To one side, a low brick retaining wall forms a raised bed for Mediterranean-style planting with an inset seating space, there is an al fresco dining area and exterior wall lighting offers evening ambience.



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 C

The Council Tax Band is A

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.

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