



Maria B Evans Estate Agents Limited

14 Aland Drive, Mawdesley, L40 3AE

Offers in Excess of £435,000



- Attractive, detached family residence set on an end plot
- Immaculately and tastefully presented décor throughout
- Generously spacious principal lounge with bay window
- Combined dining kitchen to the rear with bi-fold doors
- Well-appointed kitchen cabinets with granite worktops
- Separate utility areas with kitchen complementary units
- Spacious master bedroom with en suite shower room
- Three further double bedrooms to the first floor
- Fully tiled family bathroom with contemporary suite
- Block-paved driveway for two cars and integral garage
- Rear garden with patio and decked dining area
- Front lawn area with Jones Homes eco-strip to the side
- Short walk to all the village amenities and local schools
- Set in excellent location for picturesque walks and activities
- Easy access to commuter transport links and motorways

Immaculately presented, this traditional style, brick-built, detached property, a Jones Homes style named The Banbury, offers excellent accommodation. The property is approached via a block paved driveway with parking for two cars and leading to the integral garage and has a flagged side path to a timber gated access to the rear garden. The lawn garden to the side of the drive has a shrub border and island bed with specimen conifer.

Sheltered by an overhang porch with inset spot light, the composite front door with opaque glass inserts opens the hallway with two pendant lights and a radiator. An oak spindle staircase rises to the first floor with a storage cupboard beneath, timber four-panelled doors open to each room and the grey wood effect Amtico flooring continues into the cloakroom and the dining kitchen.

The comfortably spacious lounge has a bay window overlooking the front garden, is lit by a pendant light and has a television point. The focal point of the room is an app-operated wall-inset electric log-effect fire with a granite frame and the warmth is supplemented by and two radiators.



The dining kitchen has a window and bi-folding doors to the rear garden, recessed downlighting and a pendant light positioned above the table space. The kitchen area is fitted with a good range of white gloss wall and base cabinets with stainless steel handles. Black sparkle granite work-surfaces and up-stands surround and have an etched drainer alongside the inset one and a half bowl stainless steel sink unit with mixer tap over. Also inset is a Neff four-ring induction hob beneath a complementary chimney-style extractor fan and a Neff eye-level double oven and microwave are close by. Other Neff integrated appliances include a dishwasher and fridge freezer.



From the dining area, a door opens to the utility room with an opaque glass exit door to the side. The room is fitted with kitchen complementary units and has a stainless-steel sink unit and under-counter space and plumbing for a washing machine or tumble dryer.

Off the hall, the single garage has an electronically controlled up-and-over door, power and light. The rubber tiled flooring gives a practical finish, there is a Formica topped work-table and housing for the Vaillant wall mounted gas central heating boiler.

Completing the ground floor accommodation is the cloakroom with a pendant light, radiator, extractor fan and two-piece white suite comprising pedestal wash hand basin and low flush w.c.

The first-floor landing has a pendant light, radiator and cupboard housing the hot water cylinder tank. The oak spindle balusters match the timber panelled doors to each of the rooms.

The spacious master bedroom has a window overlooking the front, pendant light and radiator. Mirror fronted triple wardrobes line one wall and there is space for further furniture. The adjacent fully tiled en-suite has an opaque window to the front, recessed downlighting and a chrome ladder heated towel rail. The Villeroy & Boch three-piece suite comprises a vanity cabinet set wash basin with shaver point over, close coupled w.c. and a shower cabinet with glass door, Aqualisa unit and rainfall attachment.



Bedroom two has a window to the front, pendant light and radiator and ample space for clothes storage furniture. The further two double bedrooms - three and four - both have rear windows, pendant lights and radiators, the former currently being used as a good-sized dressing room.



Warmed by a chrome ladder style heated rail, the family bathroom is fully tiled in grey melange shades forming the backdrop to the four-piece white suite comprising a panelled bath, glazed shower cubicle with Aqualisa rainfall and hand showers, a pedestal wash basin with illuminated mirror cabinet above, and a close coupled w.c.

The fence-enclosed rear garden has a paved patio across the rear elevation which abuts a large lawn area and has a corner decked area with two armoured power points and is the ideal spot for relaxing or even al fresco dining. The property is located within a small enclave of similarly impressive properties and overlooks a maintained grasses area beyond the hammer-head of the cul de sac. To the side of the property is a further maintained eco-strip of grassland with wild flower planting to attract birds and butterflies.





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

The EPC rating is B

The Council Tax Band is F = £3081.63 per annum

The property is warmed by gas central heating

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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