



Maria B Evans Estate Agents Limited

64 New Street, Mawdesley, L40 2QP

Guide Price: £169,950



- Surprisingly spacious three bedroom mid terrace house
- Period features intermingle with contemporary updates
- Two good sized, high ceiling reception areas
- Well appointed and presented breakfast kitchen
- Gas central heating and uPVC double glazing
- Enclosed and easily maintained garden areas
- Convenient central village location for all amenities
- No chain related to the sale

Behind the beautiful facade of this period mid terrace property lays a truly spacious and refurbished living space, befitting of its era, to fulfil many purchasers' requirements and include an open plan lounge and dining area and a contemporary style modern fitted kitchen with integrated appliances. The first floor is equally as pleasing, offering three spacious bedrooms and a luxurious four piece bathroom suite with double shower. With easily maintained gardens to front and rear and a conveniently central village location, Number 64 is one not to miss.

A painted timber panelled door opens into the lounge which has oak effect windows to the front and an eye-catching feature cast iron fireplace with open fire facility. Ornate coving blends effortlessly with all the contemporary features such as inset ceiling spotlights, built-in surround sound speakers and the two vertical radiators. A spindle tiered staircase is neatly tucked away to the far corner as you walk through the dining area. The kitchen is fitted with a range of cherry wood wall and base units with stainless steel handles and co-ordinating work-surfaces. Integrated appliances include a five-ring Hotpoint gas hob and eye-level oven and grill, an automatic dishwasher, fridge freezer and automatic washing machine. Inset ceiling lights and surround sound speakers continue the modern theme alongside the tiled floor and vertical wall mounted radiators. The rear porch has a tiled floor, radiator and an exit door to the rear patio. The downstairs cloakroom has a window to the rear, a low flush w.c. and a wall mounted corner wash hand basin. The walls and floor are fully tiled and the room is heated by a chrome heated towel rail.

The first floor has three good sized bedrooms; the master to the front elevation and two further rooms to the rear, all with inset ceiling spot lights. The fully tiled and good sized bathroom has a tiled panelled bath, low flush w.c., pedestal wash hand basin and a corner double shower unit plus a chrome heated towel rail, inset spotlights and an extractor fan.

Outside, a brick-built walled garden with pebbled frontage and wrought iron gate welcomes you to the property. At the rear is a flagged patio enclosed by fence panels to three sides and there is a slate roof canopy shelter for logs, garden utensils, bikes etc. An extremely convenient access gate opens onto the car park of the Red Lion Public House and their wonderful new boules pitch!

Dimensions:

Lounge 6.55m x 3.79m

L shaped dining kitchen 2.50m x 3.89m narrowing to 2.34m

Bedroom One 3.30m x 3.82m

Bedroom Two 3.61m x 2.18m

Bedroom Three 4.63m x 2.15m

Bathroom 2.62m x 3.06m

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

Viewing is strictly by appointment through Maria B Evans Estate Agents

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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