



Maria B Evans Estate Agents Limited

25 Gorsey Lane, Mawdesley, L40 3TE

Guide Price of £445,000



- Very pretty, 1920's build mid-terrace cottage
- Extended to provide excellent accommodation
- Welcoming hallway with cloakroom off
- Comfortably spacious living room with stove
- Well-appointed kitchen and combined dining room
- Separate utility room with fitted cabinets
- Three spacious double bedrooms to first floor
- Family bathroom with white three-piece suite
- Boarded loft space with drop-down ladder
- uPVC double glazing throughout the property
- Warmed by gas central heating radiators
- Lengthy front garden with private parking
- Enclosed, well-stocked rear garden
- Delightful village lane setting close to amenities
- Easy access to road and rail commuter transport links

This pretty mid-terrace cottage sits amidst a row of four houses dating back to the 1920's and is reached via a lengthy flagged pathway from a pebbled parking area and lawn frontage. Lit by an outside light, a couple of stone steps rise to the black composite front door sheltered by a porch having terracotta floor tiles, a pendant light and boot cupboard.

From the porch, a timber door with stained glass feature panel allows natural light into the hall and is also lit by recessed down-lights. All other interior doors throughout the property are oiled pine with black cast-iron-effect door furniture. A decoratively covered radiator warms the hall and there is a painted dado rail which stretches up the stairway onto the landing. The staircase rises and turns to the first floor and further down the hall, the cloakroom is fitted with a WC, wash hand basin, chrome heated towel rail, extractor fan and plenty of hooks for coats.

The dark solid wood flooring flows from the hall through into the comfortably spacious living room which overlooks the front garden and has both pendant and recessed down-lights. The eye is drawn to the charming exposed brick fireplace and stone flagged hearth housing a multi-fuel stove with a television point above the built-in cupboard to the side. Further illumination comes from the glass-brick rear wall which is set above a radiator.



On into the large and airy dining-kitchen with Travertine tiled flooring, a vertical tube radiator plus multi-fuel stove set on a dark grey slate hearth. The ceiling is dotted with spotlights and further illumination is provided by Velux roof windows and full-length patio doors with glazed panels to either side.

The kitchen is fitted with a superb range of cream wall units and complementary darker base units with dark grey textured laminate work surfaces and incorporating a large central island with inset stainless-steel sink unit and brushed chrome swan-neck mixer tap. Cooking facilities a





are provided by the Rangemaster Classic 90 double electric fan oven with five-burner gas hob, and there is space for a fridge-freezer.

Just off the kitchen is a compact utility room with dark blue wall units, stainless steel sink with chrome mixer tap set into a wood-effect laminate work surface. There is plumbing for a washing machine and space for an under-counter fridge or tumble dryer.



With an oiled wood spindle banister, the carpeted staircase rises to a half-landing with uPVC double-glazed window to the rear, radiator and pendant lighting, then onto a full landing.

The front-facing master bedroom has two uPVC double-glazed windows set above a radiator. There is pendant lighting and a walk-in cupboard provides useful storage plus ample room for free-standing furniture.

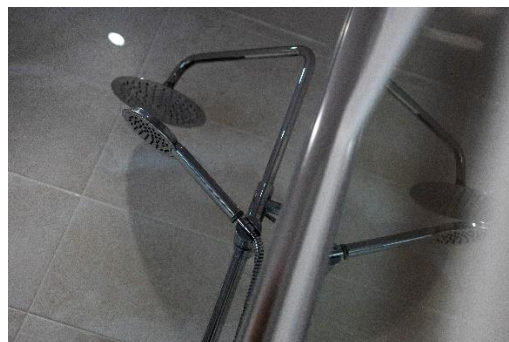


The second bedroom, with uPVC double-glazed window to the rear, has been fitted with floor-to-ceiling wardrobes plus a drawer unit having a mirror and further matching cupboards over. There is a radiator, pendant lighting plus the Vaillant gas boiler which is housed in a cupboard.



Bedroom three, a double room with uPVC double-glazed window to the front, has pendant lighting and a radiator.

The bathroom is partially tiled in neutral shades with a white three-piece suite comprising full-width walk-in shower with rainfall and handheld attachments and glass screen, a vanity-cabinet set wash hand basin with mirrored wall cabinet above, and a WC. There is a chrome heated rail to warm the towels, recessed down-lights and frosted glass uPVC window. The flooring is plank-effect vinyl and there is an extractor fan.



On the landing there is a spacious linen cupboard and a drop-down loft ladder gives way to the boarded loft space with Velux windows, spotlights and considerable storage space.



Outside, the front garden is split into a pebbled driveway with parking for two or three cars whilst mature shrub and flower beds run the length of the garden and edge the lawn. A path leads through an arched ginnel and wooden gate to the stone flagged patio where there is an adjacent bed of mixed shrubs and perennials and lawn area which stretches towards the rear of the property. High hedges line the garden perimeter and provide privacy and, at the rear, camouflaged by mature shrubs and trees, there are two sheds - one timber and one plastic - providing fantastic storage for garden implements and other outdoor items. A brick-built outbuilding currently houses logs for the stoves and can provide further storage. There is also a timber log store with cupboard plus a coal bunker to the side.



Viewing is strictly by appointment through Maria B Evans Estate Agents

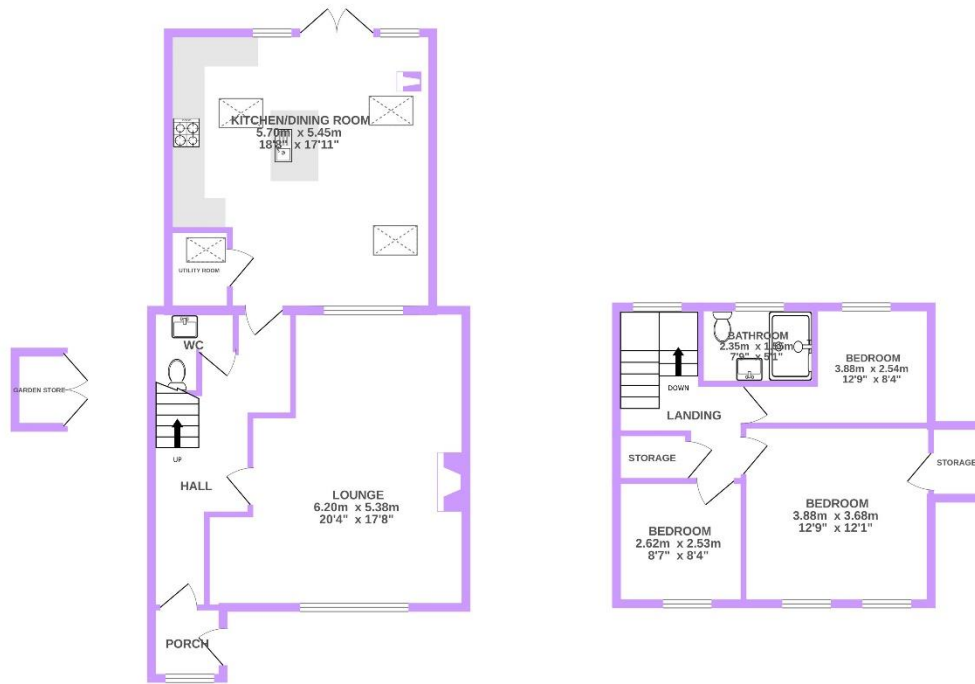
We are reliably informed that the Tenure of the property is Flying Freehold

The Local Authority is Chorley Borough Council

The EPC rating is C

The Council Tax Band is C

The property is served by mains drainage



GROUND FLOOR
72.1 sq.m. (776 sq.ft.) approx.

1ST FLOOR
41.3 sq.m. (444 sq.ft.) approx.

TOTAL FLOOR AREA: 113.4 sq.m. (1220 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NB: Maria B Evans Estate Agents declares that the seller of this property is employed by the company.

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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