



## **Maria B Evans Estate Agents Limited**

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**The Mawdesley, Flat 8, Runshaw Hall, Leyland PR7 6HQ**

**Offers in the region of £350,000**



- Stunning period apartment in the Runshaw Hall complex
- Communal hall entrance
- Open-plan kitchen-living dining space
- Bay window offering stunning views of the rear gardens
- Mezzanine providing space for a home office or library
- Master bedroom with en suite and two further double bedrooms
- Four-piece family bathroom
- High ceilings and double-glazed windows throughout
- Utility room to the ground floor for ease
- Single garage with a parking space in front
- Also benefits from additional guest parking and manicured gardens

Approached by a cobbled walkway, entrance to The Mawdesley is accessed through a Victorian-style door leading to the communal hallway which is shared with one other apartment. Once through the front door, the utility room is positioned to the right. This is equipped with a tiled flooring and fitted units for storage, including a stainless-steel sink unit with mixer tap, space for a washing machine and venting for a tumble dryer. There is an extractor fan to the side and a pendant light illuminating from above.



Proceeding up a set of stairs to the left, wall lights illuminate the stairway, aiding the light filtering through the sash windows which overlook the front. This L-shaped landing holds a pendant light, decoratively covered radiator and a good-sized storage cupboard. The control unit for the intercom system is located in this area and there is also access to the loft.



A set of double doors opens into the open-plan kitchen-living-dining area. The kitchen is fitted with a tiled flooring with recess downlights above and beechwood units holding a countertop in a marble-effect. The units include a Neff double oven with an induction hob and extractor fan over, a Neff dishwasher and an integrated refrigerator and freezer. The kitchen is completed with a one and a half bowl sink unit with mixer tap positioned in front of a window to the side.





Proceeding to the living area, this has much space for furniture to be positioned around the gas coal fire with a marble surround, hearth and mantel piece over. There is a television point to the side, a fitted oak cabinet behind and radiator to warm the area. A decorative coving lines the walls above, exuding a timeless elegance.



The dining area basks in the light of the circular bay window offering sublime settings of the gardens and fields beyond. Above, a pendant light is set within decorative coving.



Making use of the incredible high ceilings, a mezzanine sits above the kitchen area. This is fitted with a bookshelf to the side wall, a desk with storage both above and to the sides and a window to the side. This creates a perfect space for either a quiet home office or a library.



The master bedroom is a good-sized double room with full height fitted wardrobes to one wall, a central ceiling light and two additional bed lights. There is both a window to the front of the property, one to the side and a radiator with decorative covering. The en suite comprises of a three-piece white suite, to include a pedestal wash hand basin, low flush w.c. and fully tiled step-in shower cubicle with glazed doors and a rainfall shower head. It is completed with a tiled flooring, towel rail, opaque window to the side and inset ceiling spotlights.



Bedroom two is a double room with two windows to the side, a central pendant light and radiator with decorative covering. This room is also fitted with two full height double wardrobes to one wall.



Similarly, bedroom three is a double room with a window to the side, two central pendant lights, a decoratively covered radiator and full height fitted wardrobes to one corner.



The bathroom holds a four-piece suite with fully tiled walls, an extractor fan, radiator and inset ceiling spotlights. The suite comprises of a corner panelled bath with telephone style mixer tap, low flush w.c., pedestal wash hand basin and bidet.



This apartment benefits from a single garage with electric up-and-over doors having a parking space positioned in front and guest parking is also available.

**Viewing is strictly by appointment through Maria B Evans Estate Agents**

**We are reliably informed that the Tenure of the property is Leasehold**

**We are reliably informed that the lease length is 972 years**

**We are reliably informed that the lease charge is a peppercorn**

**We are reliably informed that there is no review date for this lease**

**We are reliably informed that the Service Charge is circa £3779.40**

**The Local Authority is Chorley Borough Council**

**The EPC rating is C**

**The Council Tax Band is F**

**The property is served by septic tank**

**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.