



Maria B Evans Estate Agents Limited

Orinoco, Hall Lane, Mawdesley L40 2SQ

Offers in the region of £460,000



- **Detached, three-bedroom, bungalow**
- **Set within a substantial plot of approximately 0.3 acres**
- **Reception to the front of the property**
- **Kitchen with utility space to the rear**
- **Good-sized master bedroom with wet-room style en suite**
- **Double sized room with en suite shower room**
- **Third, single bedroom currently being used as a study**
- **Three-piece family bathroom**
- **Loft space currently divided into two rooms**
- **Extensive parking and separate garage**
- **Wifi operated radiator TRVs**
- **EV charging point and solar panels to the property**

Approached by a sweeping driveway, Orinoco emerges into view nestled within its own grounds and having ample space for parking. To the left, wooden planters speckle a gravelled area which is bordered by mature shrubbery. To the right lies a wildlife area enclosed by a fenced border featuring mature trees and a garage.



Entrance into the property is granted through a timber door with glazed insets into the front vestibule. This holds a tiled flooring and two full-length windows to the front of the property, providing convenient space for the removal of coats and boots before leading onto the spacious entrance hallway. This area is laid with a hardwood flooring, which runs through the majority of the property, is lit by recess downlights and heated by a radiator.



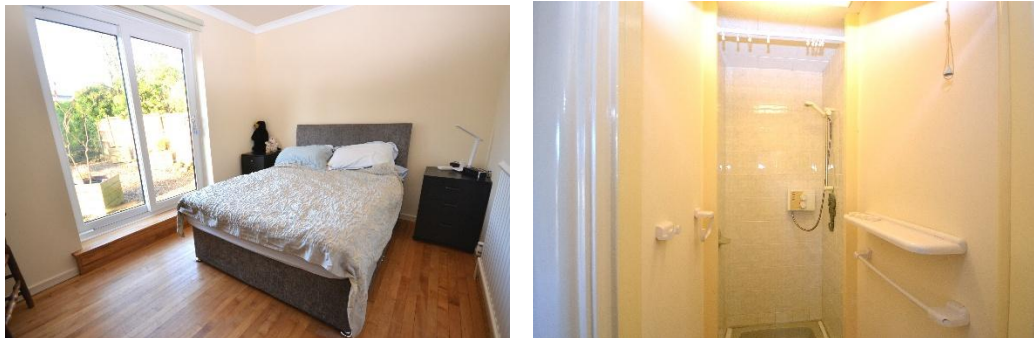
To the right, a bright and capacious reception room unfolds. Having much room for furniture, this space enjoys peaceful views of the front garden through glazed sliding patio doors to the front of the property and a window to the side. The room is also lit by recess downlights, has a radiator and includes the climate control unit.



The kitchen-diner exists to the rear of the property. This is fitted with a plethora of white wall and base units, topped with a marble effect countertop and has a checkered splashback running in between. The units include a four-point gas hob with extractor fan hood above, an electric oven and a stainless-steel sink unit with both an extendable tap and an instant hot water tap over, and an etched drainer to the side. There is also space for a refrigerator- freezer and furniture for dining. A clerestory window exists above the wall units to the side, whilst a further window overlooks the rear garden with space for dining in front. The space has been divided to provide a kitchen-complimentary utility area which holds plumbing for an automatic washing machine and a cupboard to house the boiler. Recess downlights illuminate both these areas and a timber door with glazed inset allows access to the rear garden.



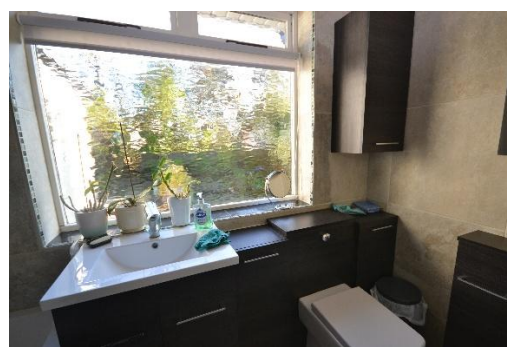
The master bedroom is positioned to the rear of the property. This is a good-sized room, first unfolding as a dressing area with space for wardrobes and then opening up to as a dual aspect bedroom with both a window and glazed sliding doors to the rear. This bedroom is equipped with a wet-room style shower room; including a back-to-wall w.c., vanity wash hand basin with monobloc tap and wet-room style shower with monsoon head over and glazed panel to the side. The en suite is completed with neutral tiling laid all around, an extractor fan and chrome heated towel rail.



The second bedroom is positioned to the front of the property with scenic views of the front aspect through glazed sliding doors. It is a double room with a television point, radiator and pendant light. A second timber door leads to an en suite shower room equipped with a Mira electric shower, a pendant light above and tiling around.



The final room is a single sized bedroom, currently being used as a study. It has a window to the side of the property, light fixture above and radiator.



The ground floor accommodation is complete with a three-piece family bathroom. This holds a panelled bath with glazed side panel and monsoon shower head over, having a convenient alcove for toiletries. A vanity wash hand basin with monobloc tap is fitted adjacent to the back-to-wall w.c. with further fitted units for storage around. The suite is completed with a light and neutral coloured tile, a vertical radiator, opaque window to rear, recess downlights and an extractor fan.



The loft space is accessed by a paddle ladder located in the entrance hallway. This is divided into two rooms which are lit by fluorescent strip lights and have Velux windows. A further space beyond the two rooms provides useful storage.



The rear outdoor space is a charming patio garden, offering low-maintenance with east-facing exposure and decorated with cottage-style borders. The garden has a mixture of stone wall and fenced borders. There is also access to the garage which is fitted with power and light to aid electrical sockets, fluorescent strip lights and a stainless-steel sink unit with etched drainer. There is both a garage door and a single pedestrian door to the front of the property.

This energy efficient home is equipped with solar panels that generate approximately £600 per annum and fully heat the hot water during the summer months. Additionally, the radiators feature Wi-Fi controlled TRVs, allowing you to manage the heating in different areas of the property, set schedules and adjust temperatures all through an app. Offering a wide range of benefits, this property caters to a variety of needs.

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 B

The Council Tax Band is E

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.