



Maria B Evans Estate Agents Limited

The Hawthorns, Bradshaw Lane, Mawdesley L40 3SF

Offers in the region of £775,000



- Detached bungalow sat within approximately 1 acre plot
- Development opportunity subject to relevant planning permission
- In need of a full renovation
- Located down a private drive away from Bradshaw Lane
- Accommodation consisting of four bedrooms
- A living-dining area with open fire facility
- Breakfast-kitchen and separate utility
- Four-piece family bathroom
- Separate shower room and separate w.c.
- Warmed by oil heating throughout
- Workshop to the rear equipped with power and light
- Plot heavily enclosed by mature trees and hedging
- Woodland area with pathways through

A rare opportunity to purchase an acre plot located immediately off Bradshaw Lane in Mawdesley. The size and configuration of the plot would comfortably accommodate one to two dwellings, subject to the relevant planning permission being granted.

Arrival at The Hawthorns

A private driveway lined with mature trees and bushes guides up to the plot.



Following this, the land unfolds as a fully-lawned, south-west-facing area with a bungalow nestled amongst its greenery. The entire plot is enclosed by established trees and hedges, some protected by Tree Preservation Orders. To one side, a wooded area with various pathways through, offers a shaded retreat.



Take a look inside...

The detached bungalow is set over **...sqare feet** and consists of four bedrooms, a living-dining area with sliding doors to the open porch and courtyard area, a separate breakfast kitchen and utility room. It is completed with four-piece bathroom, separate w.c. and separate shower room to make up.



More to come...

Following the land to its rear, a second area unfolds housing a breezeblock outbuilding. This is currently used as a workshop and made discreet by mature trees and shrubs, offering excellent potential for a conversion into another dwelling.



Floorplan

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 **TBC**

The Council Tax Band is F

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.