



Maria B Evans Estate Agents Limited

18 Brookfield, Mawdesley L40 2QJ

Offers in the region of £435,000



- Attractive, detached property in Mawdesley
- Four bedrooms to the first floor- three double, one single
- All serviced by a three-piece family bathroom
- Bright entrance hallway guiding into the living areas
- Ground floor w.c. with separate two-piece shower room
- Cosy reception room with open fire facility
- Contemporary kitchen-living area across the rear
- Well-appointed Symphony kitchen
- Integral single garage with roll top door, power and light
- Pretty, south-east facing rear garden laid mainly to lawn
- Off-road parking for two vehicles on a shale driveway to the front
- Easy access to local village amenities

This delightful, detached property offers excellent and spacious accommodation throughout and is ideally located in the highly desirable village of Mawdesley. The home is approached via a shale driveway, providing parking for two vehicles, alongside a well-maintained lawn. Inside, there is a welcoming reception room, open-plan kitchen-living space, convenient downstairs w.c. and separate shower room, four well-proportioned bedrooms and a three-piece family bathroom. Additional benefits include an integral single garage and a south-east facing rear garden- a true gem of a property!

A warm welcome...

A striking oak door invites into the property and opens into the bright entrance hallway, which is enhanced by an opaque window across the front. Oak flooring runs throughout the space which is lit further by a pendant light. From the hallway, oak panelled doors provide access into all the rooms, the first of which is a w.c. equipped with a tiled floor, pendant light and close coupled w.c. Adjacent to this, a fully tiled shower room is complete with a walk-in shower, vanity wash hand basin and chrome heated towel rail.



The cosy corner...

Bearing to the right, the reception room unfolds as a spacious area with a window overlooking the front of the property. A relaxed and cosy atmosphere is created by the open fire, set on a tiled hearth with a stone surround and mantle, and emphasised by soft wall lighting and a central pendant light.



Home for tea...

Double oak panelled doors open from the reception room into the contemporary kitchen-living space. Currently used as a living area to one side, there is a television point, vertical column radiator, UPVC door with glazed inset and two further, full-length glazed panels to the side allowing for maximum natural light to filter through into the room.



Recessed downlights and wood-effect tiled flooring continues throughout the space into the kitchen area which is fitted with well-appointed Symphony wall and base units in a tasteful mixture of navy blue and light grey. Within the units, the integrated appliances comprise a refrigerator, dishwasher, electric induction hob and eye-level double oven and grill. A further cupboard within the units is equipped with electrical sockets for discreet storage of the microwave and other electrical appliances.



The quartz countertop with upstand offers generous workspace and also includes a one-and-a-half bowl stainless steel sink unit with an extendable tap over and etched drainer to the side, positioned in front of a window overlooking the rear. The countertop continues to extend into a breakfast bar seating with drop pendant lights softly illuminating from above and enjoying views of the garden from a full-length glazed panel to the rear. The kitchen space is completed with a stable-style oak door to the rear and access to the integral single garage which is equipped with power, light and a roll top door.



And so, to bed...

Upstairs, the landing is lit by a pendant light and gives way to all four bedrooms, the family bathroom and convenient loft space.

The master bedroom is a generously sized room with a television point, pendant light, radiator and window to the rear.



Bedrooms two and three are both double rooms; one having a Dormer window to the front and the other with a window both to the front and the rear and a cupboard housing the boiler.



The fourth bedroom is a single room with a window to the rear, radiator and pendant light.



The family bathroom features a three-piece suite, fitted upon a soft, muted pink backdrop with panelling to dado and laminate flooring. It includes a panel bath with telephone-style hand shower, a pedestal wash hand basin and close coupled w.c. Above, a Velux window allows natural light into the suite, aided by a central pendant.



The garden spot...

The rear garden enjoys a glorious south-east facing aspect, making it a perfect suntrap throughout the day. Beginning with a shale area, the garden then gives way to a spacious lawn area, surrounded by mature shrubs and plants adding vibrant bursts of colour against the backdrop of the timber fence boundaries. There is gated access to the side leading to the front of the property.



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 D

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.

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