

HOME  TRUTHS

Hurst Green, Mawdesley

L40 2QS





Beautifully extended and remodelled three bedroom semi-detached property in a sought-after area of the village, within easy reach of schools, local amenities, countryside walks and the Millennium Green. Offering almost 1,400 square feet of stylish and versatile accommodation, together with a private south-facing garden, this is a first-class family home. To the front, the driveway provides parking for three vehicles and leads to the main entrance. Step into the welcoming hallway, where herringbone laminate flooring flows through much of the ground floor. To the front, the well-proportioned living room features a wood-burning stove, creating a cosy and inviting space for relaxing on colder evenings. To the rear, the heart of the home is flooded with natural light, with the garden room providing an impressive space for both dining and comfortable furniture. Beautiful York stone flooring adds to the character, whilst the kitchen comprises a range of wall and base units with integrated appliances including induction hob, double electric oven and grill, refrigerator and freezer, dishwasher and a double Belfast sink. Completing the ground floor are the dedicated home office/versatile snug which could also be used as a playroom, cloakroom comprising wc and wash hand basin, and useful utility room with space, power and plumbing for additional appliances. Step outside into the private south-facing garden, where a generous lawn is bordered by raised beds and complemented by a sun terrace. This is a wonderful space in which to relax, entertain and enjoy time with family and friends. Back inside, stairs rise to the first-floor landing with access to all rooms.



Bedroom one is a particularly spacious double with attractive panelled walls and a pocket door opening to the walk-in wardrobe. Bedroom two is also a comfortable double, whilst bedroom three is a very well-proportioned single. Completing the accommodation, the sumptuous and elegant family bathroom is a real feature, comprising large bath, his-and-hers wash hand basins set on a vanity unit, wc and rainfall mixer shower in a walk-in cubicle. Offering almost 1,400 square feet of beautifully remodelled accommodation, generous living space, excellent flexibility and a private south-facing garden in a highly desirable village location, this is a superb family home.

- Stunning extended property
- c 1400 square feet of elegant accommodation
- Private south facing garden
- Beautiful family room
- Virtual tour
- Ample parking



HOME  TRUTHS

Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Floor 1



Floor 2



Approximate total area⁽¹⁾

127.8 m²

1375 ft²

Reduced headroom

0.5 m²

5 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360