

HOME  TRUTHS



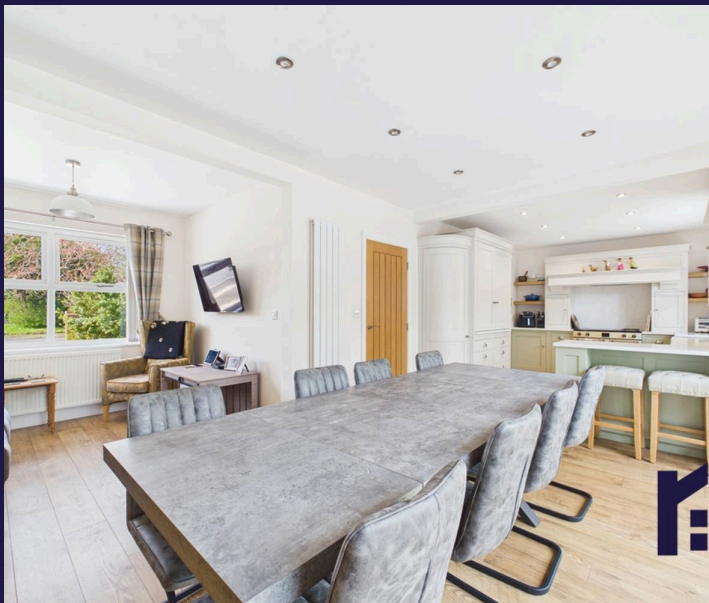
Brookfield, Mawdesley

L40 2QJ





Fabulous and deceptively spacious, this three bedroom detached property sits at the head of a quiet cul-de-sac in a highly sought-after village location, offering over 1,600 square feet of versatile accommodation perfectly suited to modern family living. To the front, a gravelled driveway provides parking for up to four vehicles and leads to the sun terrace and main entrance, with mature planting providing privacy. Step into the welcoming hallway, with the cosy living room just off, featuring a remote-controlled gas stove set within a Portuguese limestone hearth. The heart of the home is a superb open-plan space, ideal for both dining and relaxation. The Culshaw's kitchen comprises a range of wall and base units, including a larder cupboard, complemented by quartz work surfaces with etched drainer, breakfast bar and boiling water tap. Integrated appliances include a range cooker, refrigerator, freezer and dishwasher. With windows to two elevations and large sliding patio doors overlooking the garden, this space is beautifully light and inviting. The principal bedroom is generously proportioned and benefits from fitted wardrobes, patio doors to the garden, and an en suite comprising mixer shower in cubicle, wc, wash hand basin on vanity and ladder heated towel rail. Bedroom three is currently used as a gym, and, completing the ground floor accommodation, is the utility room with space, power and plumbing for appliances, along with the family bathroom featuring bath, wc, wash hand basin on vanity and ladder heated towel rail.



Step outside into the very private, low-maintenance Mediterranean-style garden, a fabulous space designed for relaxing and entertaining, which also benefits from a large shed with power and light for additional storage. Back inside, stairs rise to the first floor landing, where bedroom two is a spacious double. The property also benefits from useful loft rooms, ideal as playrooms, hobby spaces or additional storage. With generous proportions, flexible living space and a prime village setting, this is a first-class family home.

- Delightful three bedroom detached property
- Cul de sac location
- Over 1600 square feet of versatile accommodation
- Private gardens
- Video and virtual tour
- Ample parking



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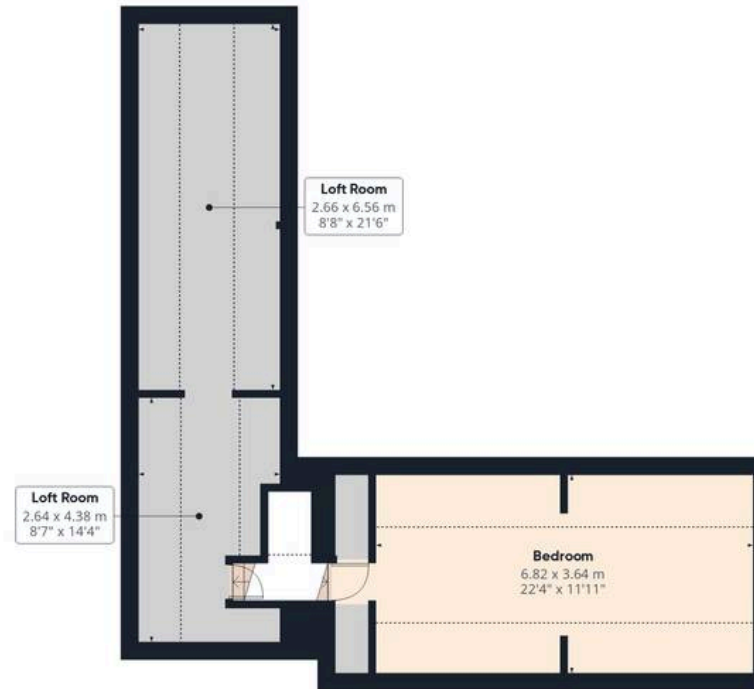
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Floor 1



Floor 2

Approximate total area⁽¹⁾

150.8 m²

1625 ft²

Reduced headroom

27.5 m²

296 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.

GIRAFFE 360

