



Easy Home Sales
Independent Residential Sales Agents

40 New Street, Mawdesley
Ormskirk, L40 2QP

- Traditional Cottage
- Double Garage
- Well Maintained Gardens
- Two Double Bedrooms

Offers Over £325,000

EPC Rating 'C'





Property Description

Easy Home Sales are delighted to present this charming two-bedroom cottage for sale. Beautifully blending traditional character with stylish modern touches, this inviting home sits on a generous and well-maintained plot, complete with a substantial double garage and a delightful summer house.



Set in the heart of the Lancashire countryside, Mawdesley is a picturesque and highly sought-after village offering a tranquil lifestyle. Surrounded by scenic farmland, leafy lanes and boasting a welcoming community, it provides the perfect balance of rural charm and everyday convenience, with excellent access to village amenities, nearby towns and commuter routes.



The property is approached via an attractive lawned frontage, which sets the home well back from the road and is enclosed by neatly manicured hedging, creating a sense of privacy and kerb appeal.

Internally, the home is full of character and charm. The front living room is a warm and inviting space, featuring a large bay window that overlooks the front garden and fills the room with natural light, alongside a feature fireplace with a gas stove.

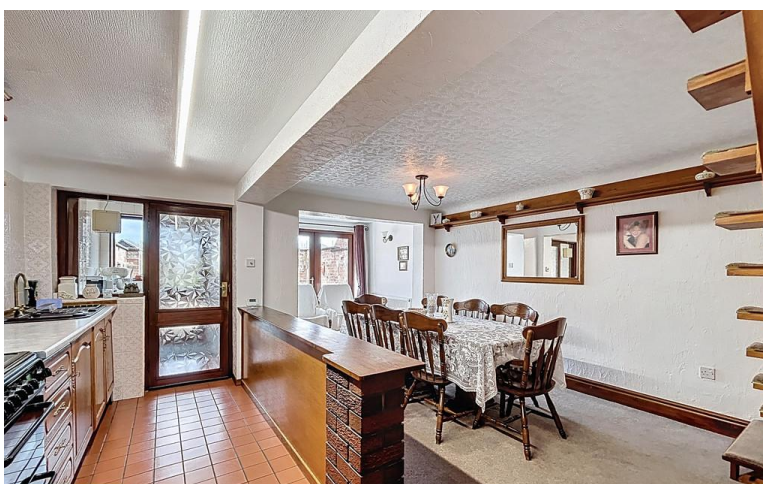
To the rear, the property has been thoughtfully extended to create a spacious and versatile family room. This open-plan area incorporates the kitchen, dining, and living space, making it ideal for modern living and entertaining. The kitchen is fitted with a range of oak units, complementary worktops, and integrated appliances, while there is ample space for a large dining table for hosting family and guests. A comfortable seating area is positioned by the patio doors, which open out onto the rear garden, seamlessly connecting indoor and outdoor living.

A well-appointed utility room provides dedicated space for laundry appliances and additional storage, helping to keep the main living areas organised and clutter-free.

To the first floor, the landing offers useful built-in storage cupboards for extra storage. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from wall-to-wall wardrobes. The accommodation is completed by a modern, fully tiled four-piece bathroom suite, featuring a separate bath and a large walk-in shower.

Externally, the landscaped rear garden offers a peaceful retreat, with a large paved patio area ideal for outdoor dining and entertaining, alongside neatly maintained lawned areas. The delightful summer house at the end of the garden provides a versatile additional space, perfect for use as a home office, gym, or relaxing reading room. A substantial double garage further enhances the practicality of this wonderful home.

This property has been lovingly maintained and offers a warm and welcoming feel throughout, combining the benefits of a rural escape with close proximity to everyday amenities. Please call Easy Home Sales to arrange your viewing!





DO YOU HAVE A PROPERTY TO SELL?

If you have a property to sell or thinking of selling, we can offer a **FREE MARKET APPRAISAL** from our experienced sales team.

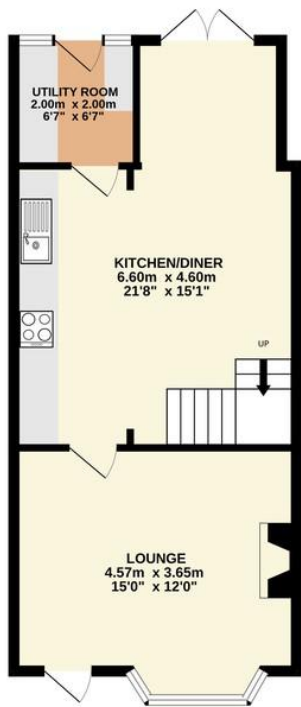
Please call and ask about our current offer!

Please note:

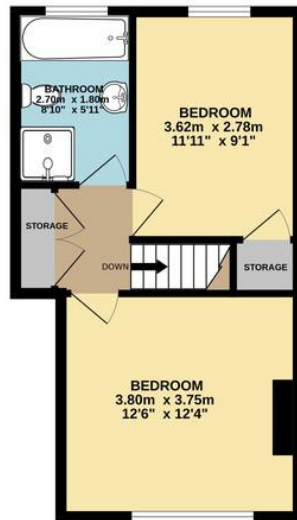
Room and land measurements given in these property details are approximate and are supplied as a guide only and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Easy Home Sales cannot be held liable for any faults found. We endeavour to make our sales particulars and information provided as accurate and reliable as possible, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. No responsibility can be accepted for any expenses incurred by prospective purchasers, all information should be verified by the buyer's own solicitor and/or surveyor.



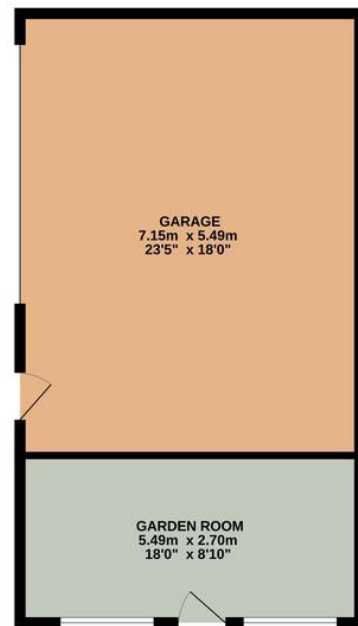




GROUND FLOOR
46.4 sq.m. (499 sq.ft.) approx.



1ST FLOOR
34.3 sq.m. (369 sq.ft.) approx.



TOTAL FLOOR AREA: 80.7 sq.m. (868 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements