

HOME  TRUTHS



Ashtrees, Mawdesley

Ormskirk





Situated in the heart of the sought-after village of Mawdesley, this semi-detached property offers well-proportioned accommodation, generous outdoor space, and excellent potential for further improvement.

The home benefits from driveway parking for two vehicles, a single garage, and a spacious entrance porch leading into a welcoming hallway. The ground floor features a bright and airy reception room with a charming bay window and electric fire, creating a cosy focal point. The galley kitchen provides space for a range of wall and base units, an oven and extractor, along with plumbing for a washing machine and additional space for a dryer.

To the first floor, there are two generous double bedrooms and a well-sized single bedroom, ideal as a nursery, home office or guest room. The bathroom is fitted with a bath, shower and wash hand basin, with a separate WC. A spacious landing adds to the sense of light and space with access to the loft.

Externally, the property enjoys a spacious south east rear garden laid mainly to lawn with a patio area, perfect for outdoor dining and family enjoyment.

Offering plenty of scope to renovate and add value, this property would make a lovely family home or an excellent opportunity for any buyer looking to put their own stamp on a property in a desirable village location.



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three bedrooms
- Plenty of potential
- South east facing garden
- Village location



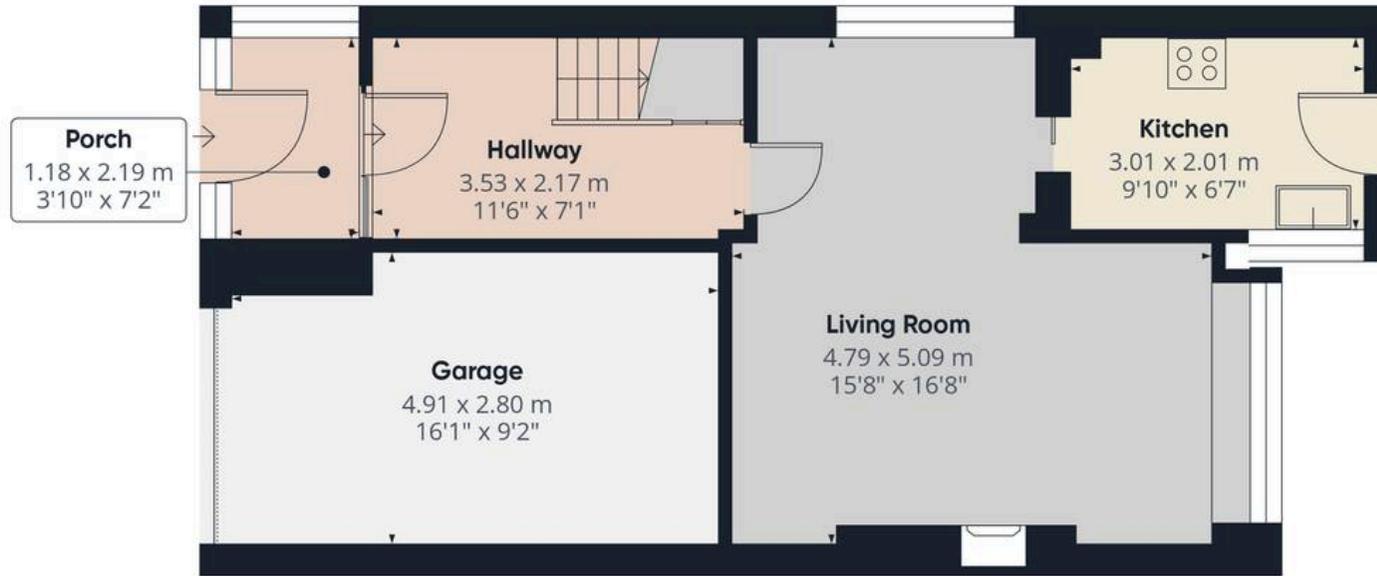
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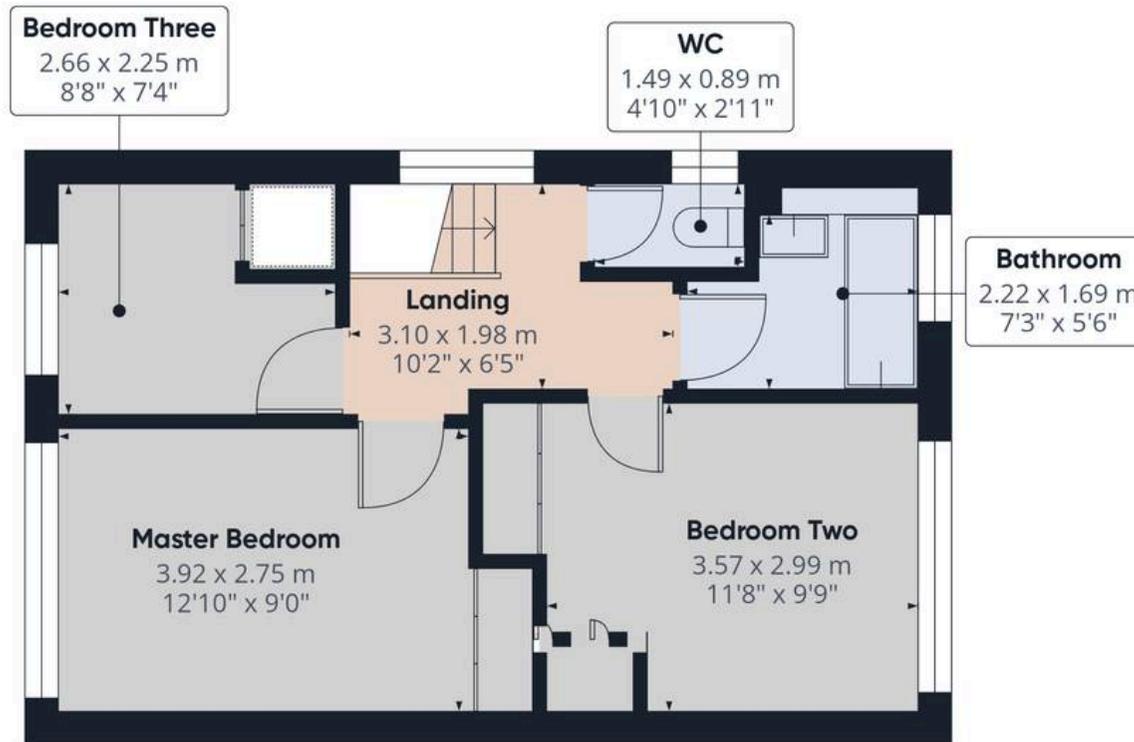
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Floor 1



Floor 2



Approximate total area⁽¹⁾

89.6 m²
966 ft²

(1) Excluding balconies and terraces

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

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