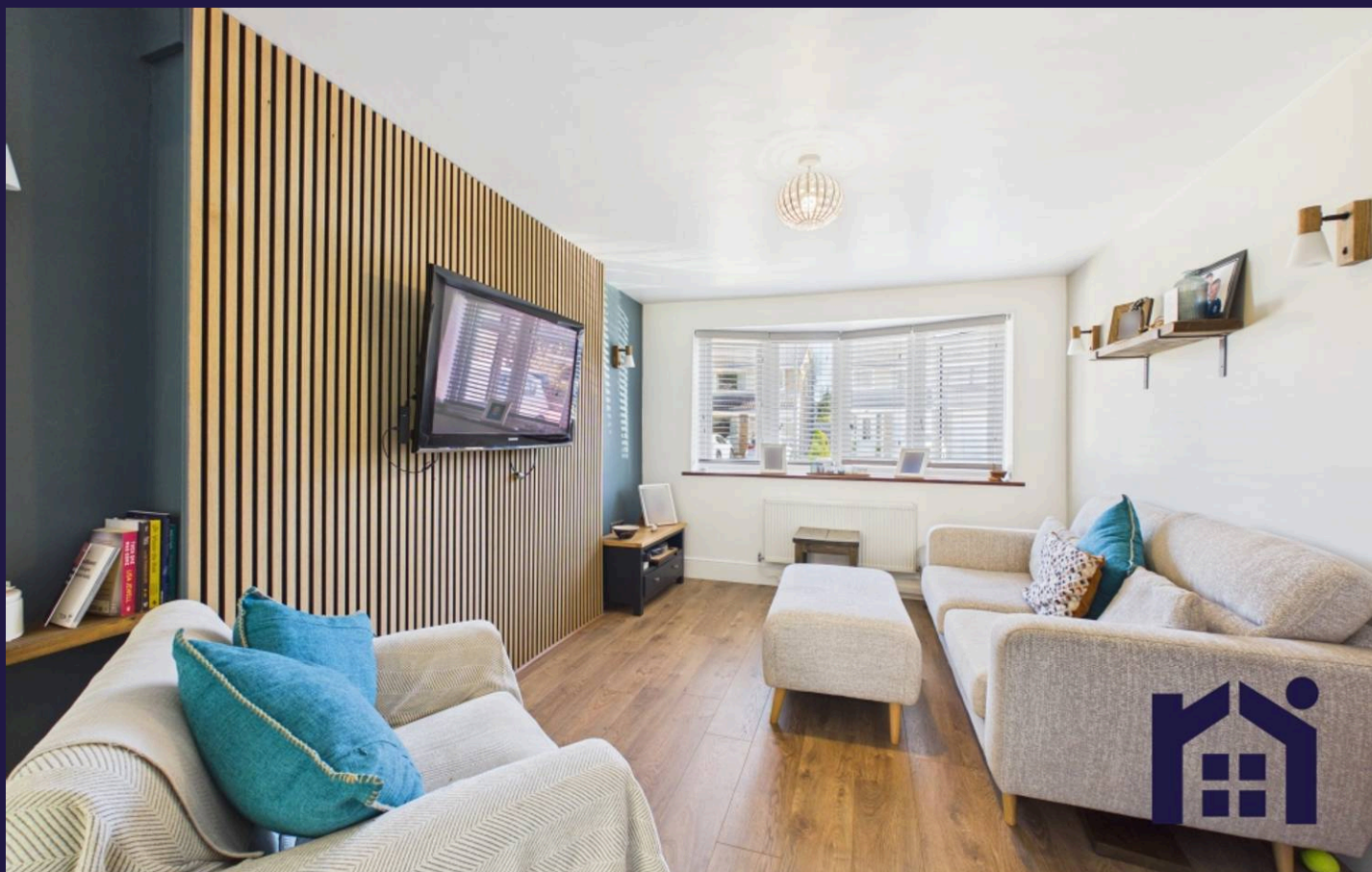


HOME  TRUTHS

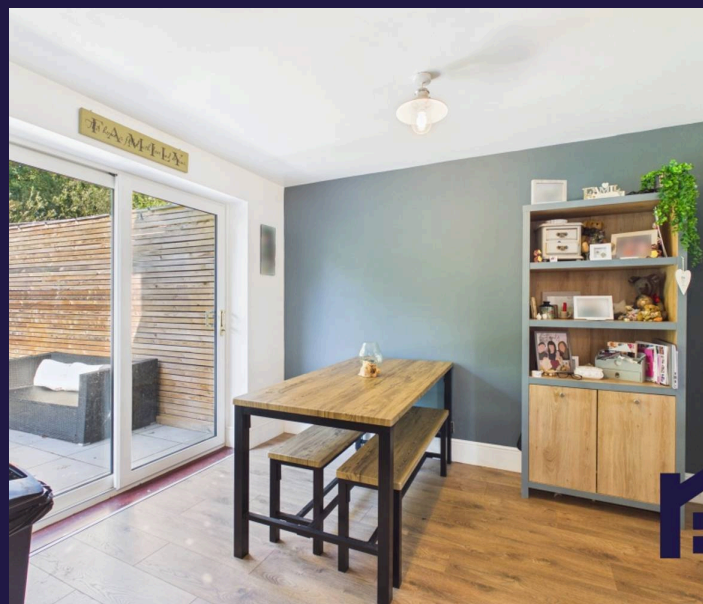
Ashtrees, Mawdesley

L40 2RN





Gorgeous semi-detached property with three good-sized bedrooms and a delightful private west-facing garden, occupying a popular residential position in the heart of the village. Offering almost 800 square feet of well-presented accommodation together with generous parking and lovely outside space, this is a wonderful place to call home. To the front, the driveway provides parking for up to three vehicles and leads to the main entrance. Step into the vestibule and from there to the welcoming hallway, where attractive panelled walls continue through into the front-facing living room, creating a stylish and inviting reception space. To the rear, the dining kitchen comprises a range of wall and base units with a comprehensive selection of integrated appliances including induction hob, double electric oven and grill, dishwasher, refrigerator and freezer, washing machine and tumble dryer. Sliding patio doors open directly onto the private west-facing garden, which has been thoughtfully designed for both relaxing and entertaining. There is a porcelain-tiled sun terrace, lawn bordered by raised beds and a lower terrace with pergola over, providing a lovely choice of spaces in which to enjoy the garden throughout the day. Back inside, an elegant staircase with runner rises to the first-floor landing with access to the loft. All three bedrooms are comfortably sized to accommodate a double bed, with bedroom two enjoying a pleasant outlook to the rear over the Millennium Green. Completing the accommodation, the family bathroom comprises mixer shower in cubicle, wc, wash hand basin and ladder-style heated towel rail.



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Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Stylish semi detached property
- Three good sized bedrooms
- Private west facing garden
- Ample driveway parking
- Virtual tour
- Close to village amenities



HOME  TRUTHS

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Floor 1



Floor 2

Approximate total area⁽¹⁾

72.1 m²

777 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.

GIRAFFE360

