

Hall Lane, Mawdesley

L40 2QZ

Orinoco

£650,000





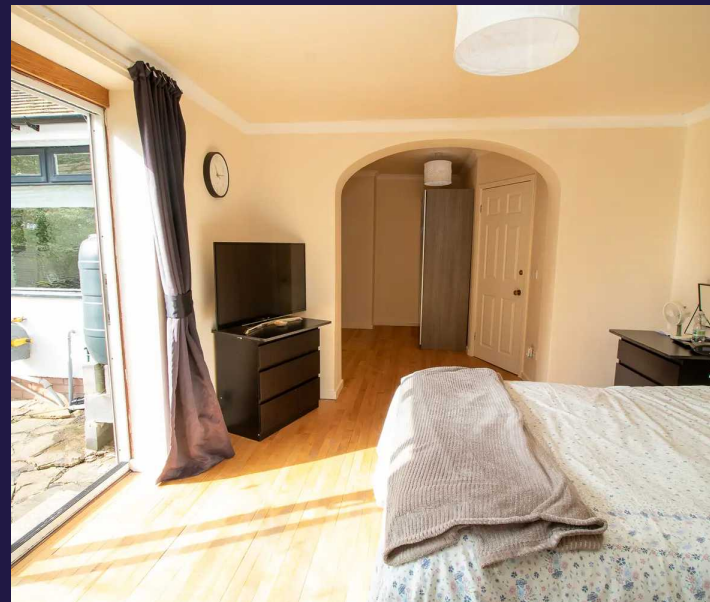
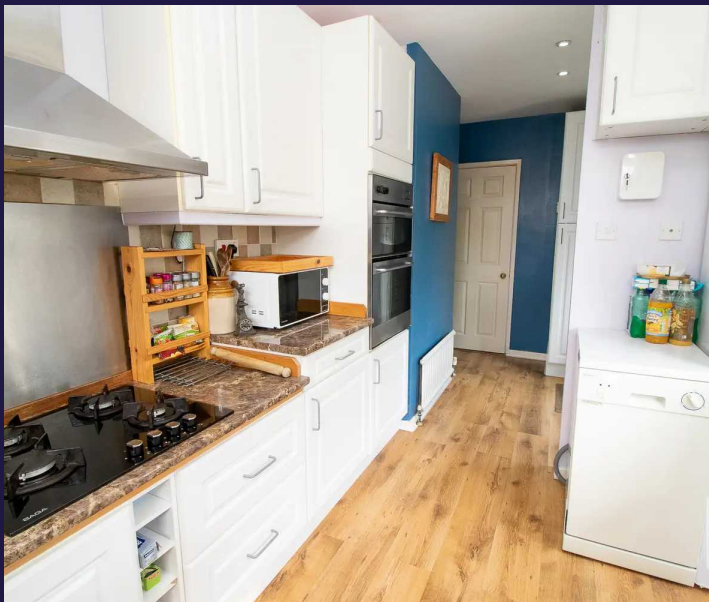


This three bedroom true bungalow benefits from a private and secluded location on a plot of approximately 0.3 acres on the edge of Mawdesley and within easy reach of village amenities, primary transport routes and countryside walks. The driveway curves away off Hall Lane and leads to ample parking and a detached garage. To the front the garden is laid to gravel with planters housing bamboo, castor oil and gunnera. Sloping away gently is a wildlife area with mature trees which would make an excellent place for children to play in. With an EV charging point, Orinoco has plenty to offer from the start. Step into the vestibule and from there to the spacious hallway with hardwood maple flooring that runs through much of the ground floor. The living room has windows to two elevations with sliders overlooking the garden and a climate control unit. To the rear, the dining kitchen comprises a range of wall and base units with gas hob, eye level electric oven and grill and space, power and plumbing for appliances including the Worcester boiler. Bedroom one has a dressing area, sliders overlooking the rear terrace and wet room en suite comprising rainfall mixer shower in walk in cubicle, wc, wash hand basin in vanity and ladder heated towel rail. Bedroom two has sliders overlooking the front garden and shower room and bedroom three is currently used as a study. Completing the ground floor is the bathroom with fully tiled elevations and flooring, wash hand basin and wc in vanity and bath with screen and rainfall mixer shower over. Externally to the rear is a large terrace with cottage garden borders and access to the workshop with power, light and heating which could make an excellent home office.

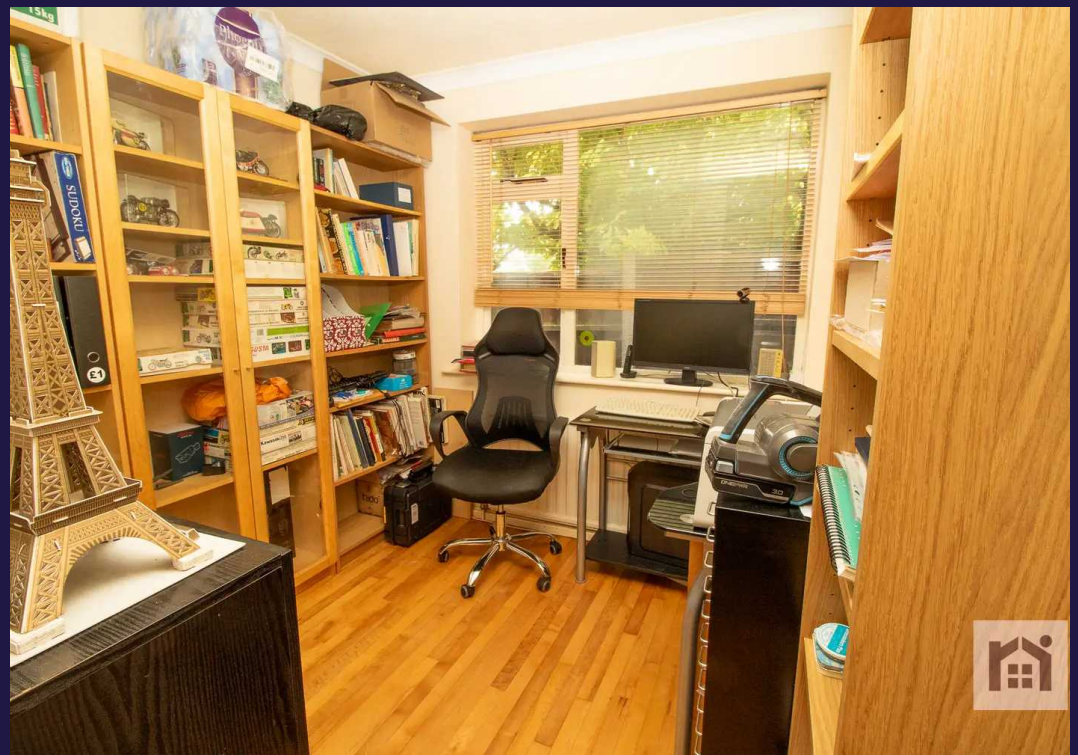




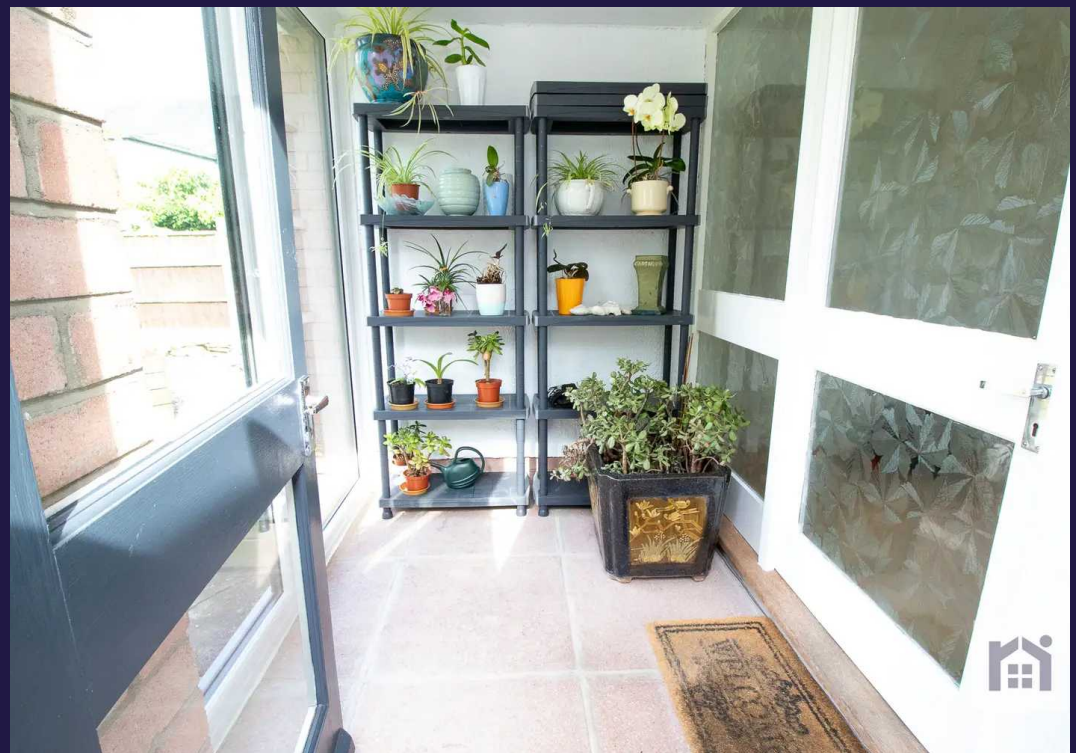
Back inside, space saver stairs lead up to the loft rooms two of which have enjoyed previous use as bedrooms and the third offering substantial storage space. With solar panels for both hot water and generating in excess of £500 per annum income, a heat recovery ventilation system and wifi operated radiator TRVs, the energy management system in this family home has been well thought through. In the catchment area for excellent schools this lovely property has c 1900 square feet of versatile accommodation on offer.

















Location, location and location. This three bedroom true bungalow benefits from a private location on a plot of approximately 0.3 acres on the edge of Mawdesley and within easy reach of village amenities, primary transport routes and countryside walks. C 1900 sq ft of versatile accommodation. Council Tax band: E

Tenure: Freehold

- Private location
- Substantial plot
- Three double bedrooms
- Within easy reach of village amenities
- Energy efficient
- Scope for development



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# Orinoco



Drawing not to scale and is for illustrative purposes only.  
Plan produced by RoomSketcher.