



Bradshaw Lane, Mawdesley

L40 3SE



£395,000





Detached true bungalow on a generous plot on one of the most sought after locations in the village, within easy reach of amenities, countryside walks and excellent schools. With views over open countryside to the rear, this two bedroom property has plenty of potential and is available with no upward chain. To the front the driveway can accommodate several vehicles and benefits from a turning point as it leads to the main entrance. Step into the sun room with a distinctly Mediterranean feel having raised beds planted with white jasmine that provides a beautiful scent when flowering. The internal hallway gives on to the L shaped living room with space for dining as well as comfortable furniture. The kitchen comprises a range of wall and base units with integrated refrigerator and freezer and free standing cooker. To the rear is the home office which has also enjoyed use as a snug and dining room, and leading off is the utility room with space, power and plumbing for appliances. Both bedrooms are doubles and benefit from views to the rear with bedroom one having en suite comprising electric shower in cubicle, wc, wash hand basin in vanity and ladder heated towel rail. The main bathroom has bath with screen and mixer shower over and wash hand basin and there is a separate wc. Completing the accommodation is the loft room with ladder access, light and radiator which offers additional storage and also houses the Worcester combi boiler. Externally the west facing rear garden has two terraces to take advantage of the sun at different times of the day, and lawn bordered by mature planting. As well as being able to see the local alpacas there are views out to open countryside.





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Council Tax band: D

Tenure: Freehold

- Detached true bungalow
- Two double bedrooms
- Sought after location
- Plenty of potential
- Open views to the rear
- No upward chain



**Eccleston Branch**

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**Coppull Branch**

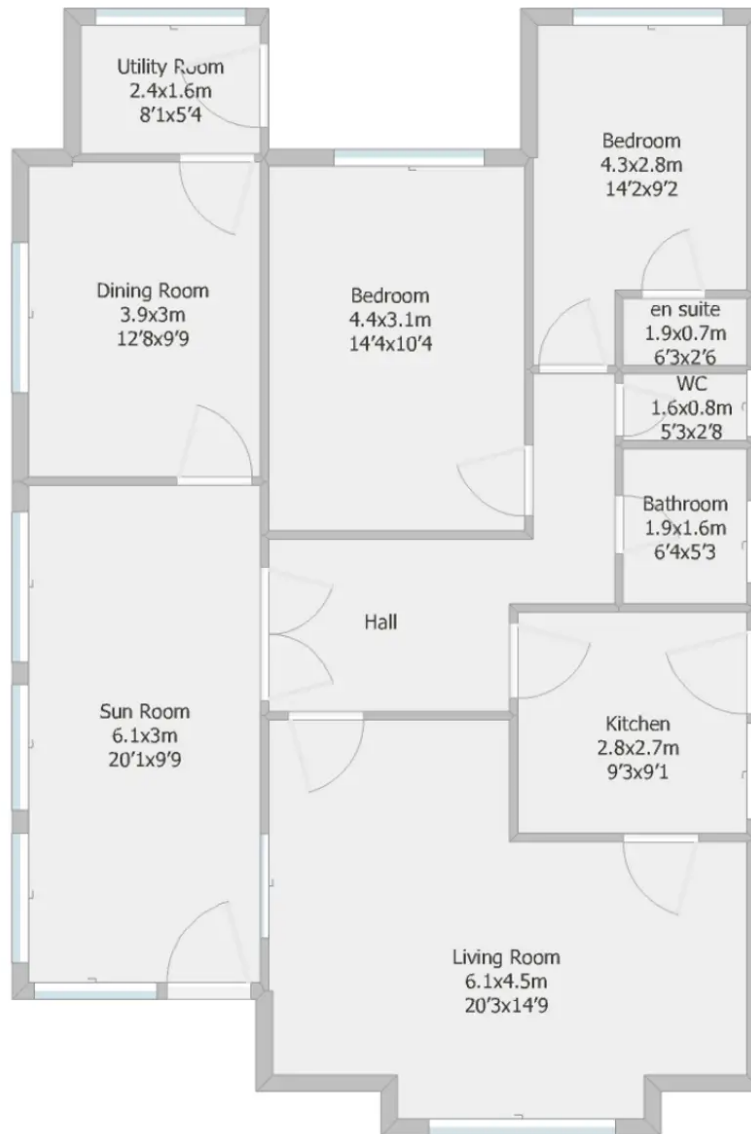
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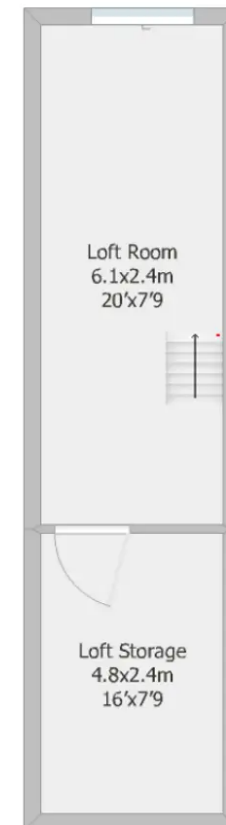




Ground Floor  
98.5 sq m (approx)  
1060.2 sq f (approx)



Loft Space  
26.6 sq m (approx)  
286.3 sq f (approx)



Drawing is for illustrative purposes only and is not to scale.  
Drawn using RoomSketch.