



Tarnbeck Drive, Mawdesley

L40 2RU

£450,000





Fabulous, four bedroom, detached property in a sought after and quiet residential area with open views to the rear, almost 1400 square feet of accommodation, close to village amenities and in the catchment area for excellent schools. To the front, the driveway can accommodate two vehicles and leads past the garden to the integral garage with power and light, and the main entrance. Step into the hallway with Karndean flooring that runs through much of the ground floor, with cloakroom off comprising wash hand basin and wc. The bay fronted living room looks back down the cul de sac and benefits from log burning stove. Double doors open to reception two which flows into the sun room overlooking the garden. The breakfast kitchen comprises a range of wall and base units with gas hob, double electric oven and grill, full height refrigerator, breakfast bar and the separate utility room has space, power and plumbing for additional appliances including the central heating boiler. Externally, the south facing terrace is the perfect place to relax and entertain with steps up to lawn bordered by raised beds with mature planting. A shed to the side of the property provides valuable additional storage. Back inside stairs lead to the landing with ladder access to the boarded loft with light. Bedroom one is to the front with fitted wardrobes and en suite with mixer shower in cubicle, wash hand basin on vanity, wc and ladder heated towel rail. Bedroom two is a double to the rear with delightful views and bedrooms three and four are very comfortable singles also benefiting from those views. Completing the first floor the family bathroom comprises bath, wash hand basin, wc, mixer shower in cubicle.



Fabulous, four bedroom, detached executive property in a sought after and quiet residential area with open views to the rear, almost 1400 square feet of accommodation, close to village amenities and in the catchment area for excellent schools.

Council Tax band: F

Tenure: Freehold

- Spacious detached property
- Four bedrooms
- Almost 1400 square feet
- Open views to the rear
- Cul de sac location
- Sought after village



HOME TRUTHS
SALES AND LETTING AGENT

Eccleston Branch

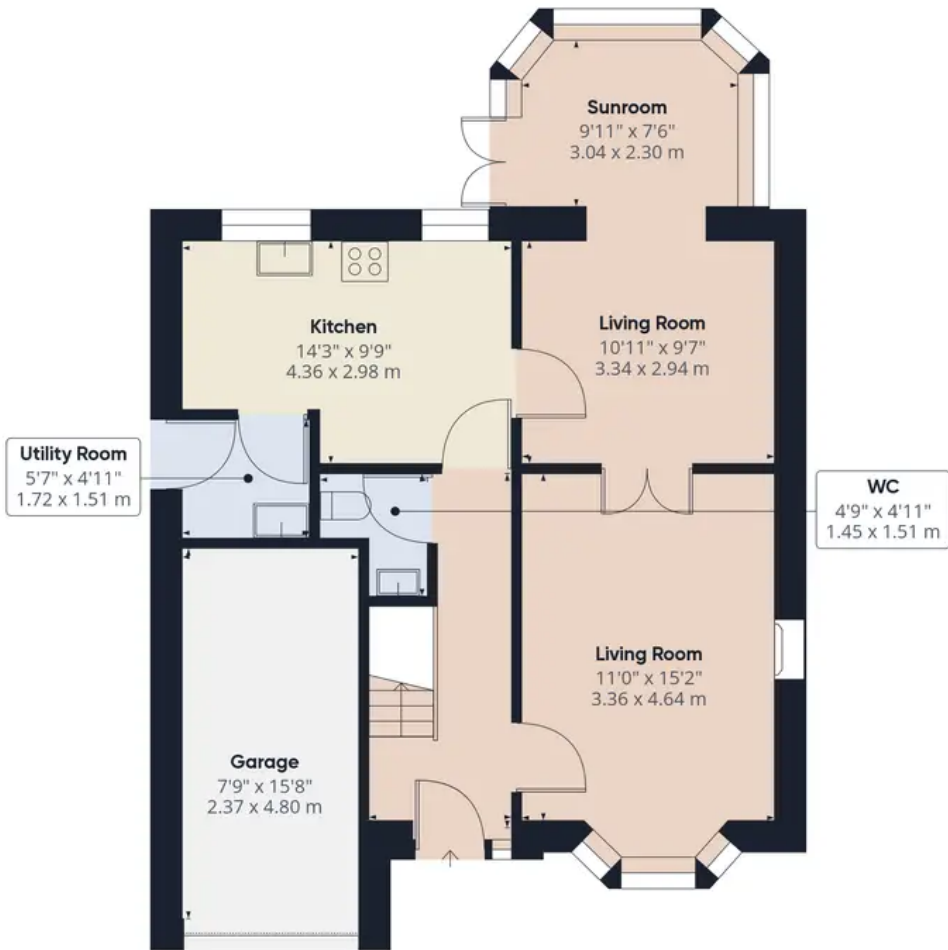
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

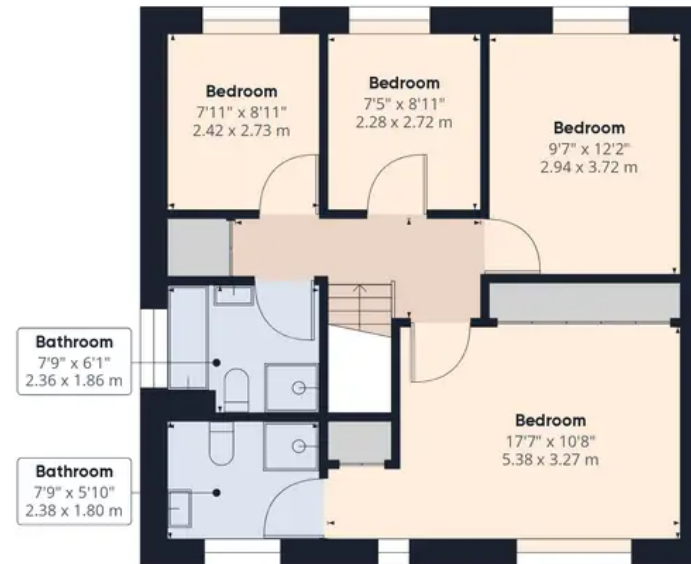
244 Spendmore Lane, Coppull, PR7 5DE
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Floor 1



Floor 2

Approximate total area⁽¹⁾

1376.35 ft²

127.87 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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