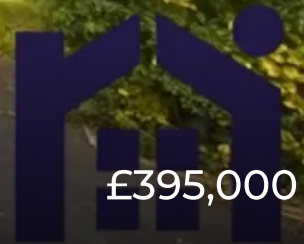


HOME  TRUTHS



Tarnbeck Drive, Mawdesley

L40 2RU



£395,000



Fabulous, spacious extended semi detached property with four double bedrooms plus a loft room, on a quiet cul de sac in a sought after location on the edge of the village, within easy reach of amenities, schools, primary transport routes and countryside walks. To the front the driveway leads to the garage with electric roller door, and the main entrance. Step into the living room with oak flooring, which runs through much of the ground floor, and has gas fire in marble hearth. Leading off is the kitchen comprising a range of wall and base units topped with quartz work surfaces with integrated appliances including Rangemaster range cooker, refrigerator and freezer. To the rear the dining room has bifold doors to the garden and opens to the snug with wood burning stove. Completing the ground floor are the cloakroom with wc, wash hand basin in vanity and ladder heated towel rail, and the garage with space, power and plumbing for appliances and the Worcester boiler. Step outside onto the Indian stone terrace in the west facing garden just designed and constructed as a private place in which to relax and entertain with lawn, bar and pizza oven. Back inside, stairs lead to the first floor landing. Bedroom one has en suite comprising wash hand basin on Italian marble top, mixer shower in walk in cubicle, wc, ladder heated towel rail and fully tiled flooring and elevations. There are three further double bedrooms all of which, like bedroom 1, have remote control blinds. The bathroom comprises bath with screen and mixer shower over, wash hand basin on granite topped unit, wc and ladder heated towel rail. Stairs lead up to the substantial loft room.



Fabulous, spacious extended semi detached property with four double bedrooms plus a loft room, on a quiet cul de sac in a sought after location on the edge of the village, within easy reach of amenities, schools, primary transport routes and countryside walks.

Council Tax band: C

Tenure: Freehold

- Four double bedrooms
- Three stylish reception rooms
- Over 1400 square feet
- Modern kitchen and bathrooms
- Substantial loft room
- Cul de sac location



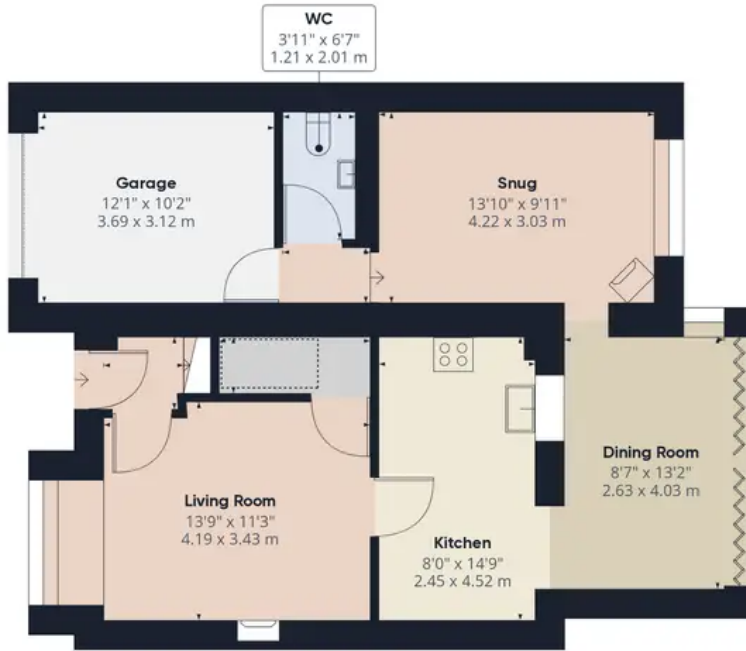
HOME  TRUTHS

Eccleston Branch
265 The Green, Eccleston, PR7 5TF
01257 451673

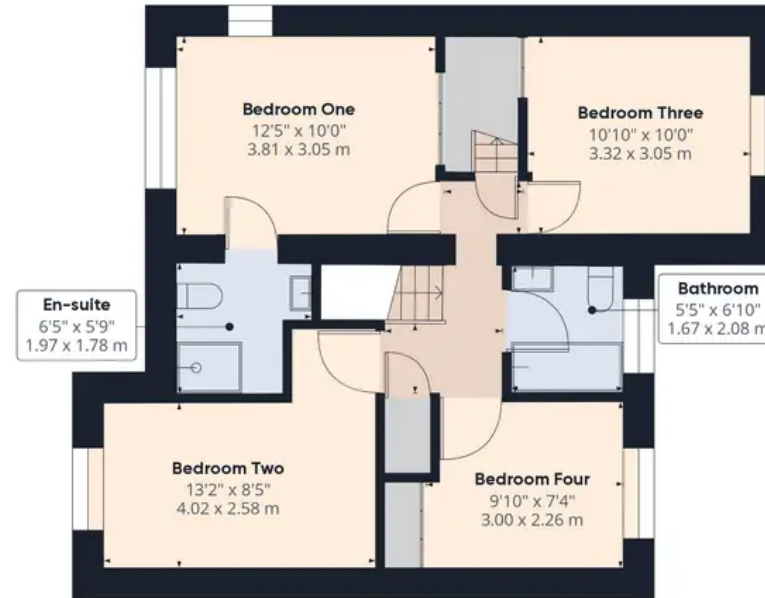
Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk

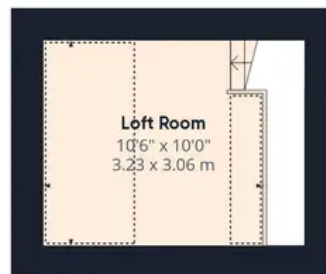




Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1470.04 ft²

136.57 m²

Reduced headroom

69.3 ft²

6.44 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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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