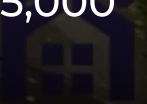




Bradshaw Lane, Mawdesley

L40 3SF

£375,000





Living completely up to its name, Willow View enjoys an enviable, elevated position on one of the most sought after locations in the village. With three double bedrooms and 1250 square feet of versatile accommodation, this is an excellent family home. To the front the gravelled driveway can accommodate a number of vehicles with steps leading up to the main entrance. Step into the dining kitchen with plenty of space for dining and comfortable furniture with the kitchen comprising a range of wall and base units with space, power and plumbing for appliances. The living room is to the front with gas fire, views down the lane and double doors opening to reception two, which in turns leads to the conservatory overlooking the rear garden. Completing the ground floor, the utility room has space, power and plumbing for additional appliances including the one year old Worcester combi boiler, and bedroom one has fitted wardrobes and en suite comprising rainfall mixer shower in cubicle, wc, ladder heated towel rail and wash hand basin. Externally, the private garden is mainly laid to lawn with the all important shed for additional storage. Back inside to the first floor both bedrooms two and three have lovely views out over fields and trees. The first floor bathroom comprises bath, wc, wash hand basin and ladder heated towel rail. Within easy reach of village amenities and countryside walks this property has plenty to offer.



Living completely up to its name, Willow View enjoys an enviable, elevated position on one of the most sought after locations in the village. With three double bedrooms and 1250 square feet of versatile accommodation, this is an excellent family home. Council Tax band: A

Tenure: Freehold

- Spacious semi detached property
- Three double bedrooms
- Three reception rooms
- 1250 square feet of accommodation
- Virtual tour
- Sought after location



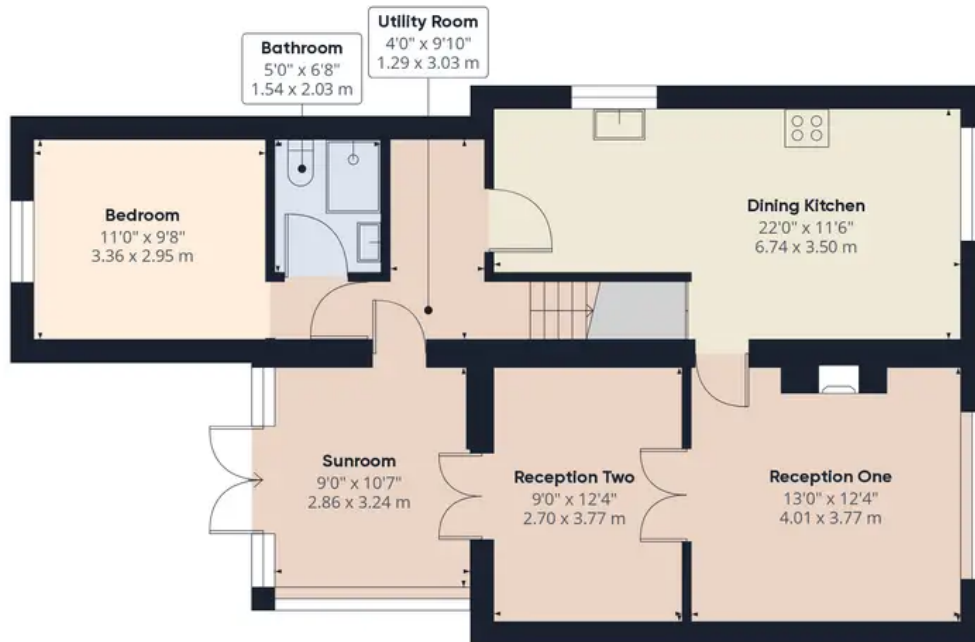
HOME TRUTHS

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

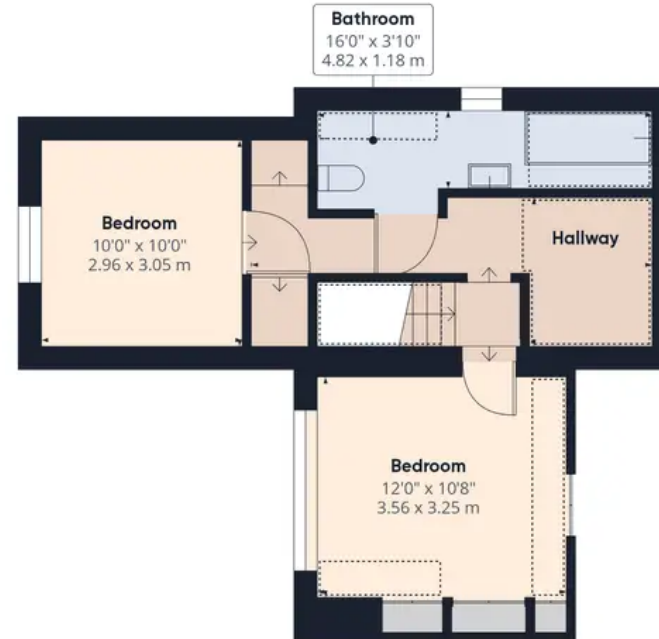
Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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





Floor 1



Floor 2

Approximate total area⁽¹⁾

1249.26 ft²

116.06 m²

Reduced headroom

95.69 ft²

8.89 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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