

HOME  TRUTHS

Hurst Green, Mawdesley

L40 2QS

In Excess of £200,000





Delightful semi detached property at the end of a quiet cul de sac, only minutes walk from all village amenities, schools and the lovely Millenium Green. With ample parking, photo voltaic cells, and air source heating this is a perfect place to call home. The driveway has both paving and crushed slate, can accommodate a number of vehicles and leads to the main entrance. Step into the hallway and from there to the living room with plenty of space for both dining and comfortable furniture and benefiting from patio doors opening to the garden. The kitchen comprises a range of wall and base units with space, power and plumbing for appliances. Step out into the gorgeous, tranquil garden divided into rooms with beds of crushed slate, wildlife pond, lazy lawn and private seating areas. All of this is bordered by mature planting including two cropping apple trees and a unique studio which has enjoyed life as a bar and den. Back inside, stairs lead to the first floor landing with bedroom one to the front having built in storage, and bedroom two a second double to the rear overlooking the garden. The bathroom is set out as a wet room with fully tiled elevations, wash hand basin and electric shower. With appeal from first time buyers to those looking to downsize this property has plenty to offer both inside and out.



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Delightful semi detached property
- Two double bedrooms
- Lovely gardens to the rear
- Ample parking
- Cul de sac location
- Virtual tour



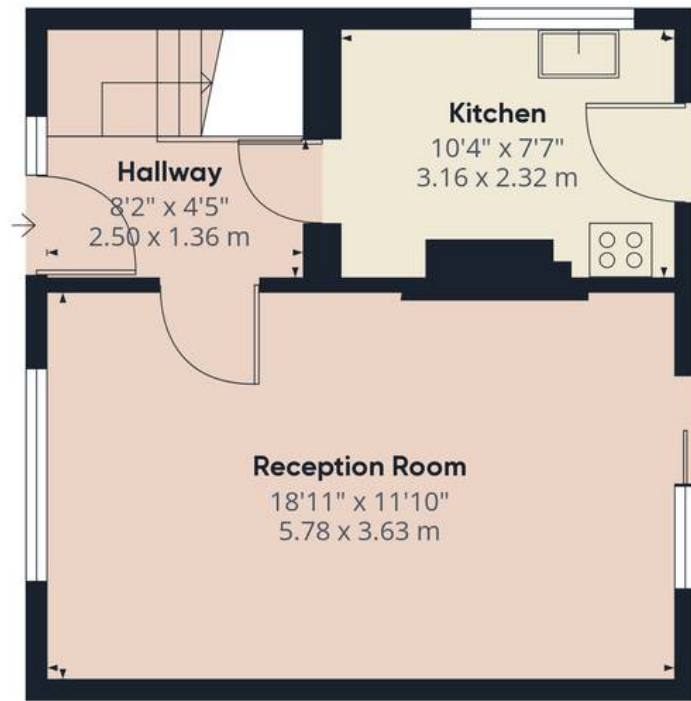
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Eccleston Branch
265 The Green, Eccleston, PR7 5TF
01257 451673

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

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





Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

747.55 ft²

69.45 m²

(1) 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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