

HOME  TRUTHS

Asland Drive, Mawdesley

L40 3AE

In Excess of £440,000





Impressive and spacious, double fronted, four double bedroom detached property in the heart of the village within easy walking distance of village amenities and in the catchment area for excellent schools. With 16 solar panels this property offers over 1500 square feet of energy efficient accommodation. The block paved driveway can accommodate two vehicles and leads both to the garage, with power & light, and, past the front garden to the main entrance with storm porch. Step into the welcoming hallway with, understair storage, and cloakroom with wash hand basin and wc. To one side of the property the serene, bay fronted living room is a lovely grown up space, whilst to the other is the second reception currently enjoying life as a playroom. To the rear, the heart of the house has plenty of natural light from bifold doors and room for both dining and comfortable furniture with the kitchen comprising a range of wall and base units topped with quartz work surfaces and etched drainer. Integrated appliances include induction hob, double electric oven and grill, refrigerator, freezer and dishwasher. A separate utility room houses the Vaillant combi boiler and has space, power & plumbing for additional appliances. Step outside into the private garden which is mainly laid to lawn with sun terrace and courtesy door to the garage which offers plenty of storage. Back inside, stairs lead to the first floor landing with access to all four double bedrooms. The master suite has built in wardrobes and en suite comprising fully tiled elevations and flooring, wc, ladder heated towel rail, wash hand basin on vanity and rainfall mixer shower in cubicle. The family bathroom comprises mixer shower in cubicle, bath, wc, wash hand basin and ladder heated towel rail.



Mawdesley, Ormskirk

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Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

- Spacious detached property
- Four double bedrooms
- Over 1500 square feet
- Good sized garden
- Virtual tour
- Highly energy efficient



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Eccleston Branch

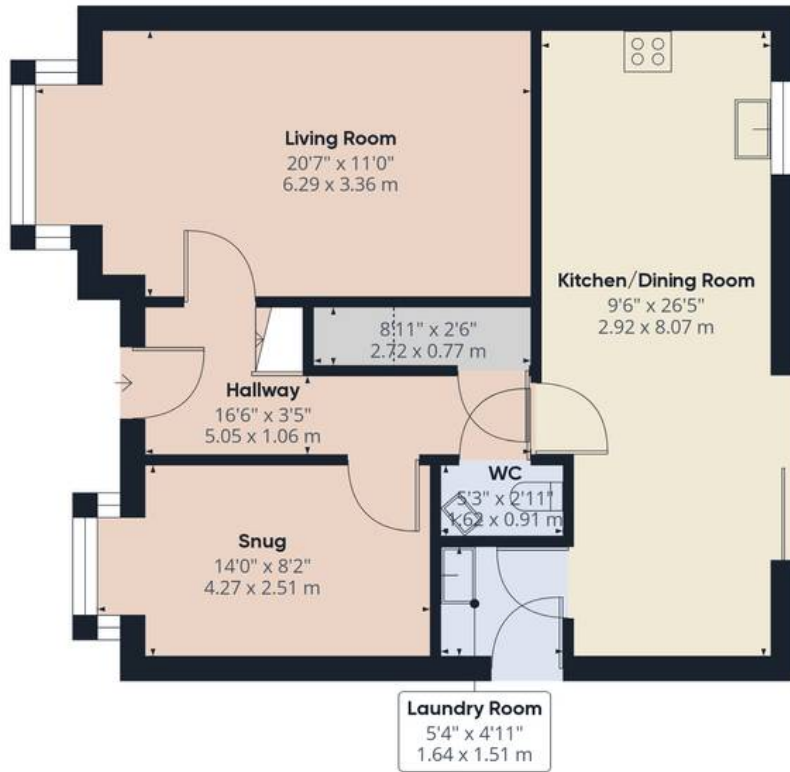
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

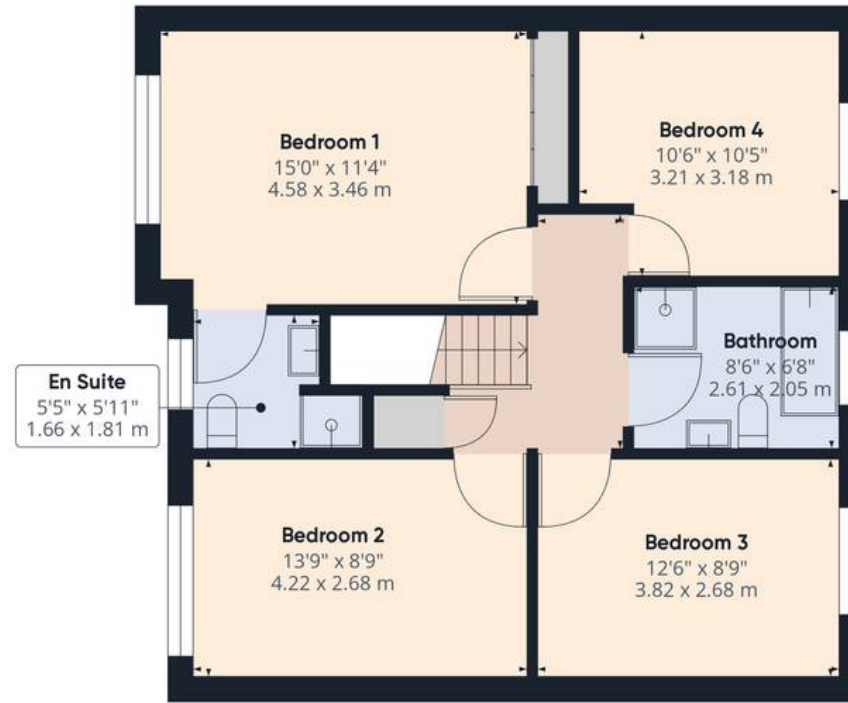
244 Spendmore Lane, Coppull, PR7 5DE
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

1567.33 ft²
145.61 m²

Reduced headroom

7.64 ft²
0.71 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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