

HOME  TRUTHS



Ashtrees, Mawdesley

L40 2RN





Situated in a sought after residential area, close to village amenities and countryside walks, this spacious three bedroom semi detached property offers excellent scope for further development or modernisation and is available with no upward chain, making it an ideal family home or investment opportunity.

To the front, a block paviour driveway provides off road parking for two vehicles and leads to the integral garage, which benefits from power and light, and to the main entrance. Step into the vestibule with tiled flooring, which opens into the welcoming hallway.

To the rear, the living room offers ample space for both dining and comfortable furniture and features a gas fire set within a stone hearth and a serving hatch, adding to the practicality of the layout. The modern kitchen comprises a range of wall and base units and includes a gas hob, electric oven and grill, refrigerator and washing machine.

Step outside into the south east facing rear garden, which is mainly laid to lawn, providing a safe and enjoyable space for children to play or for relaxing outdoors.

Back inside, stairs lead to the first floor landing with airing cupboard housing the Worcester combi boiler. There are two double bedrooms and a comfortable single, along with a bathroom comprising bath with screen and shower over, wash hand basin and ladder heated towel rail, complemented by a separate wc.

Offering almost 1,000 square feet of accommodation, this property has plenty of potential.



In a sought after area, close to village amenities and countryside walks, this spacious three bedroom semi detached property offers excellent scope for development and is available with no upward chain Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Spacious semi detached property
- Three bedrooms
- Driveway and garage
- Virtual tour
- Sought after location
- No upward chain



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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](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)





Approximate total area<sup>(1)</sup>

90.4 m<sup>2</sup>

975 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.