



## Maria B Evans Estate Agents Limited

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**4a New Street, Mawdesley L40 2QP**

**Offers in the region of £595,000**



- Recently renovated four bedroom detached property
- Situated in the heart of Mawdesley Village
- Completed with contemporary and stylish finishes throughout
- Bright entrance hallway laid with herringbone-style flooring
- Beautifully appointed kitchen with bi-folding doors to the rear
- Spacious reception room with sliding doors to the conservatory
- Separate snug room
- Utility with two-piece cloakroom
- Master bedroom serviced by three-piece en suite
- Three further bedrooms and a four-piece suite family bathroom
- Ample parking on Tarmacadam driveway to the front
- Attractive double garage equipped with power and light
- Good-sized rear garden laid to lawn

### **A new lease of life...**

Completely transformed through its recent refurbishment, this attractive, detached property has been revived to provide a well-appointed, contemporary interior with four bedrooms and a family bathroom to the first floor, a generously sized reception room, conservatory, separate snug and kitchen completing the ground floor as well as a practical utility with cloakroom. Perfectly positioned in the heart of the village, this home enjoys easy access to local shops and traditional pubs- an ideal setting to embrace village life.

Striking from the outset, this home presents a beautifully balanced exterior, blending timber and white render finishes to create a stylish and sophisticated entrance. Stepping through the front UPVC door, the entrance hallway unfolds as a bright space, lit by natural light from glazed insets flanking the door and recess downlights above. A herringbone flooring flows throughout the space and guides to the living spaces.



### **Cosy spaces...**

To the right, an inviting snug room provides a perfect space for relaxing evenings in with a window to the front of the property. This versatile space could also be utilized as a ground floor bedroom.



The main reception is generously proportioned, featuring an inset brick fireplace and two vertical radiators.



From here, glazed sliding doors open into the conservatory which is laid with a wood flooring and has patio doors leading into the rear garden.



### Home for tea...

The well-appointed shaker-style kitchen consists of a range of units finished in a neutral, timeless grey tone and complemented by quartz work surfaces, upstands and splashbacks. Designed with both style and practicality in mind, the units include a full-length pantry-style cupboard and various Bosch integrated appliances such as a refrigerator, freezer, dishwasher, oven and grill and an induction hob with extractor hood over. The kitchen is completed with a one-and-a-half integrated sink unit and bi-folding doors opening out onto the rear garden.



### The practical stuff...

The ground floor accommodation is finished with a utility room which also serves as a convenient cloakroom. Fitted with kitchen-complementary units, this space provides plumbing for an automatic washing machine, a stainless-steel sink unit with an etched

drainer, close coupled w.c. and a cupboard housing the boiler. Opaque windows to both the front and side provide natural light to the space whilst ensuring privacy.



The staircase rises to the first floor in a striking black and oak contrast, complemented by the black panelled doors throughout the home. A feature arched window along the staircase floods the space with natural light, while convenient storage is provided under the stairs.

### Soak and sleep...

The master bedroom is situated at the rear of the property and is a generously proportioned room offering ample space for furnishings. It benefits from an en suite, fully tiled in a porcelain marble-effect and comprising of a walk-in, double shower with glazed inset to the side, vanity wash hand basin, close coupled w.c. and chrome heated towel rail.



The second bedroom is a comfortable double room with a rear-facing window.



Bedrooms three and four are both double rooms situated to the front, each with a window and pendant light.



The family bathroom is also fully tiled and fitted with a bathtub, separate double shower with glazed sliding doors, a pedestal wash hand basin, close coupled w.c., chrome heated towel rail and opaque window to the side.



### **Garden delights...**

The property benefits from a generously sized garden with a Tarmacadam driveway extending from the front to the rear, leading to an attractive double garage with up-and-over doors, power and light. The garden is predominantly laid to lawn and enclosed by timber fencing, offering both privacy and a versatile outdoor space.



## **On your doorstep...**

Conveniently located, just a short stroll brings you to the popular Red Lion pub whilst daily essentials are close at hand with the SPAR convenience store and several other local shops nearby. Also in close proximity, Cedar Farm offers a creative hub of independent boutiques, cafés, and artisanal businesses. With a range of amenities on your doorstep, this location offers convenience, character, and village charm.



**Viewing is strictly by appointment through Maria B Evans Estate Agents**

**We are reliably informed that the Tenure of the property is Freehold**

**The Local Authority is Chorley Borough Council**

**The EPC rating is C**

**The Council Tax Band is F**

**The property is served by mains drainage**

### **Please note:**

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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