



## Sherford Blue Stone Lane, Mawdesley, Ormskirk L40 2RH

Price Guide £489,950



A three bedroom detached true bungalow with good sized gardens to front and rear. Property briefly comprises entrance lobby, lounge, kitchen, conservatory, two double bedrooms, and a single bedroom currently utilised as an office. Attached garage. NO CHAIN.





ACCOMMODATION COMPRISES

Entrance door with glazed fanlight to:

ENTRANCE LOBBY

Double glazed window to front and double doors to rear garden. Cupboard housing Ideal gas central heating boiler. Tiled floor. Step up to:

ENTRANCE HALL

Leading to the: kitchen and onto the dining area.

KITCHEN

Double glazed window to side. Fitted with a range of wall and base units. Four ring electric hob. Built in Zanussi combi oven and built in Zanussi electric cooker. Round stainless steel sink unit and drainer. Plumbed for automatic dishwasher and space for under counter fridge. Tiled to splashbacks.

DINING AREA

Window overlooking the conservatory.

LOUNGE

Double glazed windows to front and side. Feature slate with marble hearth. Two radiators.

CONSERVATORY

Accessed via double doors from the hallway. Double glazed windows to front and side. Tiled floor.

INNER HALLWAY

Built in airing cupboard with shelving. Access to loft. Radiator.

BEDROOM 1

Double glazed window to rear and double glazed window overlooking conservatory. Built in wardrobes and overbed storage. Further built in wardrobe. Radiator.

BEDROOM 2

Double glazed windows to rear and side. Built in double wardrobe with sliding doors. Radiator.

BEDROOM 3

Currently utilised as an office, with double glazed exit door to rear. Two built in storage cupboards. Radiator.

BATHROOM

Double glazed opaque window to side. Fitted with a panelled bath with mixer tap and hand held shower attachment,pedestal wash hand basin, fully tiled shower area, low level w.c. Part tiled walls. Wall mounted radiator.

FRONT

The property is approached via a driveway leading to the single double length garage with up and over door, power, light and personal access door to rear garden. The front garden is mainly laid to lawn with borders of well established evergreen shrubs and seasonal flowering plants.

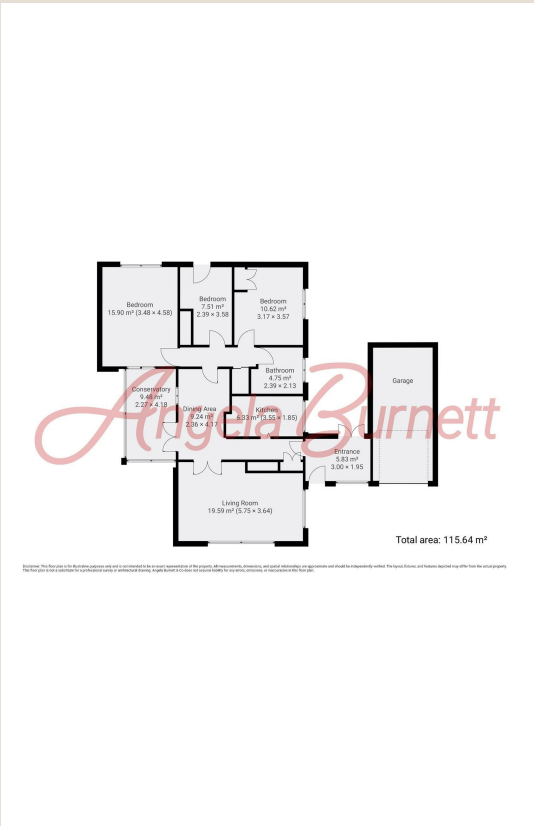
REAR

The rear garden with open views beyond, is mainly lawned with fenced boundary which was newly erected approx 12 months ago. There are various fruit bushes, plum tree, shrubs, seasonal flowering plants, greenhouse. and storage shed.

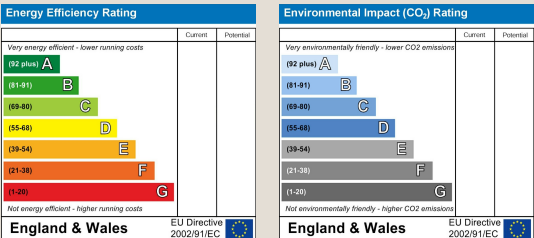
Area Map



Floor Plans



Energy Efficiency Graph



Property Specialists

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