



Sands Acre Bradshaw Lane, Mawdesley, Mawdesley L40 3SE

Price Guide £320,000



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A two/three bedroom property located on one of the most sought after lanes in Mawdesley Village. Requiring modernisation and upgrading throughout, yet offering potential for extension subject to usual P.P. Good sized gardens to front and rear, open views, side driveway. NO CHAIN.

ACCOMMODATION COMPRISES:

ENTRANCE PORCH

Double glazed entrance porch with tiled floor. Entrance door to:

ENTRANCE HALL

Access to loft with light, via Slingsby style loft ladders. Radiator.

LOUNGE

Double glazed window to front. Feature wooden fire surround with glazed display shelving to sides, marble back and hearth and housing living flame gas coals fire. Radiator.

BEDROOM 1/SITTING ROOM

Double glazed window to rear overlooking conservatory and gardens beyond. Two radiators.

KITCHEN

Double glazed window to rear. Fitted with a range of wall and base units with work surfaces over incorporating four ring gas hob and stainless steel sink unit. Built in oven and grill. Plumbed for automatic washing machine. Tiled to splashbacks. Radiator.

BEDROOM 2

Double glazed window to front. Radiator.

BEDROOM 3

Double glazed window to side. Radiator.

BATHROOM

Double glazed opaque window to side. Fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin and mid rise w.c. Radiator. Walls fully tiled.

REAR GARDEN

To the rear of the property is a paved patio area and good sized lawned garden with mature apple trees and shrub and tree borders. Wooden shed. Open views to rear.

FRONT

The property is approached via a side driveway leading to the rear of the property. The front gardens are laid to lawn with mature shrub borders.

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Road Map



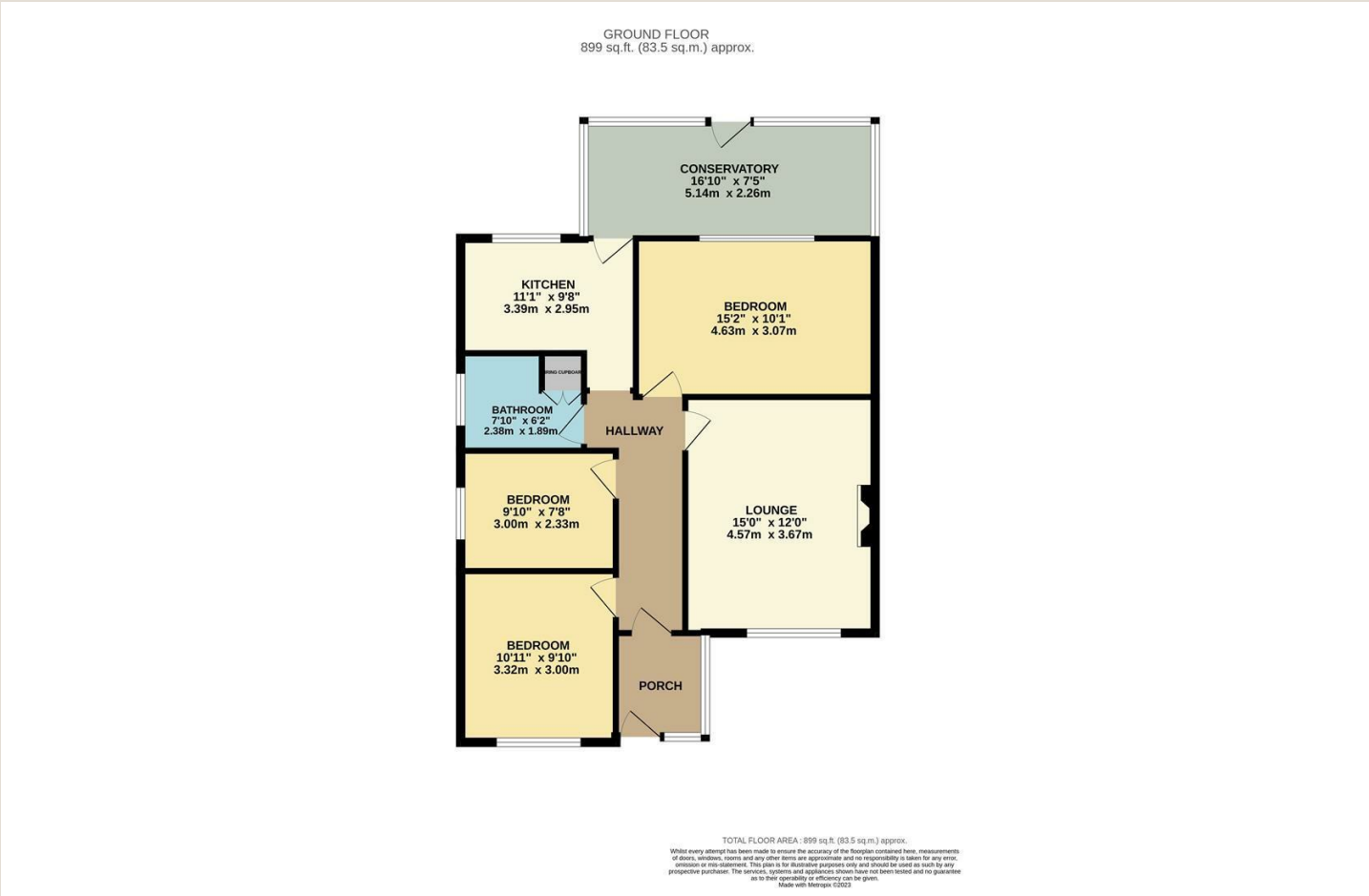
Hybrid Map



Terrain Map



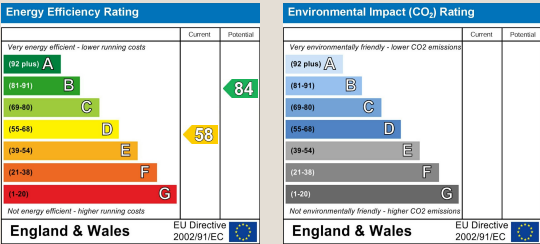
Floor Plan



Viewing

Please contact us on 01704 821393 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Property Specialists

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