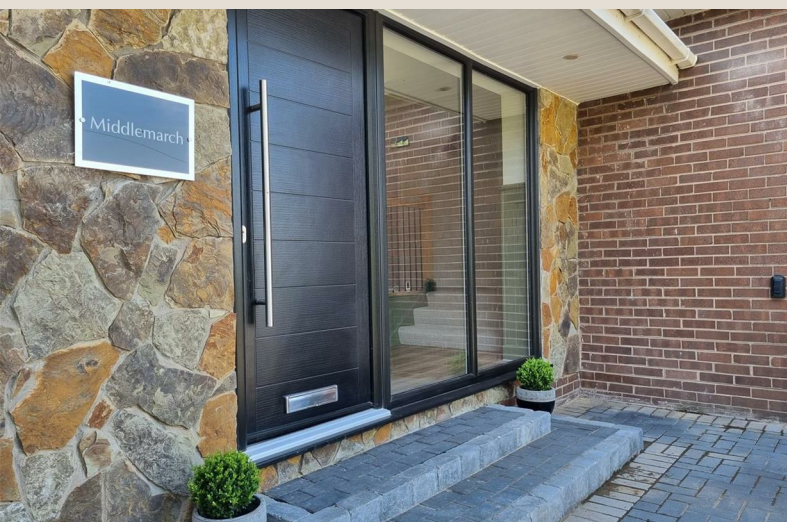




Middlemarch Ridley Lane, Mawdesley, Ormskirk L40 3SX

Price Guide £699,950

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Individually designed detached split-level bungalow, occupying an enviable semi-rural position on Ridley Lane in the sought-after village of Mawdesley. Enjoying far-reaching views across open farmland to the front, this spacious and versatile home has been comprehensively refurbished by the current owner, creating a comfortable and contemporary property ready to move straight into.

INTRODUCTION

This well-proportioned accommodation offers excellent flexibility and briefly comprises a dining kitchen, generous through lounge/dining room, four bedrooms, including one with en-suite facilities, and a family bathroom. The lower level provides three additional rooms, offering a wealth of possibilities for a home office, hobbies, games room, gym or self-contained accommodation for dependent relatives.

Middlemarch has undergone an extensive programme of refurbishment, including a new roof, new windows, updated electrics, a refurbished family bathroom and en-suite, fresh decoration throughout and new carpets and floor coverings. The result is a bright, fresh and inviting home with a contemporary feel while retaining the individuality and character of its original design.

Outside, the rear gardens have been newly laid to lawn, creating an attractive and easy-to-maintain outdoor space which enjoys a good degree of privacy and is not directly overlooked. To the front, the open aspect and uninterrupted views across the surrounding farmland provide a particularly attractive setting.

The combination of its generous accommodation, versatile lower level, extensive refurbishment, private rear garden and superb rural outlook makes Middlemarch a rare opportunity for those seeking a spacious and adaptable home in a peaceful village location.

ENTRANCE HALL

Entrance door with double glazed full length side panels to the Entrance Hall with oak effect flooring. Steps up to bedroom accommodation. Part decorative panelled walls. Radiator.

CLOAKROOM/BOOT ROOM

5'7" x 3'4" (1.72m x 1.04m)

Double glazed window to front.

DINING AREA

12'8" x 10' (3.86m x 3.05m)

Two double glazed windows to front. Open to:

LOUNGE

17'9" x 16' (5.41m x 4.88m)

Two double glazed windows to side and sliding patio doors to rear. Feature fire surround with granite tops and housing cast iron wood burning stove.

BREAKFAST KITCHEN

14'2" x 10'9" (4.33m x 3.30m)

Double glazed window and double glazed French doors to rear. Access to lower ground floor accommodation. The kitchen is fitted with a range of wall and base units with twin bowl stainless sink unit. Space for under counter fridge. Electric cooker point.

LOWER GROUND FLOOR ACCOMMODATION

The lower ground accommodation consists of three good sized rooms, ideal for a variety of uses e.g. hobby rooms, office space, etc. As there is direct access to the outside,, these rooms could also be converted into granny/teenage annexe,

UTILITY ROOM/LAUNDRY ROOM

15'8" x 9'10" (4.80m x 3.0m)

Double glazed window and exit door to side. A spacious area which has plumbing for automatic washing machine, base unit housing stainless sink unit, space for tumble dryer, fridge and freezer. Radiator. Access door to Garage.

OFFICE/HOBBY ROOM 1

13'5" x 8'5" (4.10m x 2.58m)

Double glazed window to rear and exit door to side. W.C. off with double glazed opaque window to side and fitted with a low level w.c.

OFFICE/HOBBY ROOM 2

13'5" x 7'3" (4.10m x 2.23m)

Double glazed window to rear. Radiator.

W.C. off comprising low level w.c. and double glazed window to side.

BEDROOM ACCOMMODATION

From the Entrance Hall, three steps lead up to the bedroom accommodation.

LANDING

With radiator.

BEDROOM 1

15'9" x 12'0" (4.81m x 3.66m)

Double glazed window to front with open views over farmland. Radiator.

EN-SUITE SHOWER ROOM

Double glazed window to side. Fitted with a tiled shower cubicle, vanity wash hand basin and low level w.c.

BEDROOM 2

11'9" x 8'6" (3.60m x 2.60m)

Double glazed window to side. Radiator.

BEDROOM 3

11'9" x 8'1" (3.60m x 2.48m)

Double glazed window to side. Built in double wardrobe. Radiator.

BEDROOM 4

10'4" x 8'7" (3.16m x 2.64m)

Double glazed window to rear. Built in double wardrobe. Radiator.

BATHROOM

Double glazed opaque window to side. Fitted with a three piece suite comprising bath with shower over, vanity wash hand basin and low level w.c. Radiator.

OUTSIDE

FRONT

Enjoying far reaching open views to the front, the property is approached via an in/out paved driveway providing ample parking space, and leading to the integral double garage with newly fitted electronically operated up and over door, power, light, water supply, and housing the Worcester gas combi boiler.

To the front is a mature shrub border and there are lawned and shrub gardens to either side of the property wrapping around to the rear. Steps lead up to the open entrance porch.

REAR

The fenced rear gardens sweep around to the side and are aid to lawn and not directly overlooked. To the immediate of the property is a paved patio ideal for relaxation and al fresco dining.

Telephone: 01704 821393

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ENTRANCE HALL

Entrance door with double glazed full length side panels to the Entrance Hall with oak effect flooring. Steps up to bedroom accommodation. Part decorative panelled walls. Radiator.

CLOAKROOM/BOOT ROOM

57" x 34" (1.72m x 1.04m)
Double glazed window to front.

DINING AREA

128 x 10' (3.86m x 3.05m)
Two double glazed windows to front. Open to:

LOUNGE

179 x 16' (5.41m x 4.88m)
Two double glazed windows to side and sliding patio doors to rear. Feature fire surround with granite tops and housing cast iron wood burning stove.

BREAKFAST KITCHEN

142" x 109" (4.33m x 3.30m)
Double glazed window and double glazed French doors to rear. Access to lower ground floor accommodation. The kitchen is fitted with a range of wall and base units with twin bowl stainless sink unit. Space for under counter fridge. Electric cooker point.

LOWER GROUND FLOOR ACCOMMODATION

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UTILITY ROOM/LAUNDRY ROOM

158' x 910" (4.80m x 3.0m)
Double glazed window and exit door to side. A spacious area which has plumbing for automatic washing machine, base unit housing stainless sink unit, space for tumble dryer, fridge and freezer. Radiator. Access door to Garage.

OFFICE/HOBBY ROOM 1

135" x 85" (4.10m x 2.58m)
Double glazed window to rear and exit door to side. W.C. off with double glazed opaque window to side and fitted with a low level w.c.

OFFICE/HOBBY ROOM 2

135" x 73" (4.10m x 2.23m)
Double glazed window to rear. Radiator.
W.C. off comprising low level w.c. and double glazed window to side.

BEDROOM ACCOMMODATION

From the Entrance Hall, three steps lead up to the bedroom accommodation.

LANDING

With radiator.

BEDROOM 1

159" x 120" (4.81m x 3.66m)
Double glazed window to front with open views over farmland. Radiator.

EN-SUITE SHOWER ROOM

Double glazed window to side. Fitted with a tiled shower cubicle, vanity wash hand basin and low level w.c.

BEDROOM 2

119" x 86" (3.60m x 2.60m)
Double glazed window to side. Radiator.

BEDROOM 3

119" x 81" (3.60m x 2.48m)
Double glazed window to side. Built in double wardrobe. Radiator.

BEDROOM 4

104" x 87" (3.16m x 2.64m)
Double glazed window to rear. Built in double wardrobe. Radiator.

BATHROOM

Double glazed opaque window to side. Fitted with a three piece suite comprising bath with shower over, vanity wash hand basin and low level w.c. Radiator.

OUTSIDE



Road Map



Hybrid Map

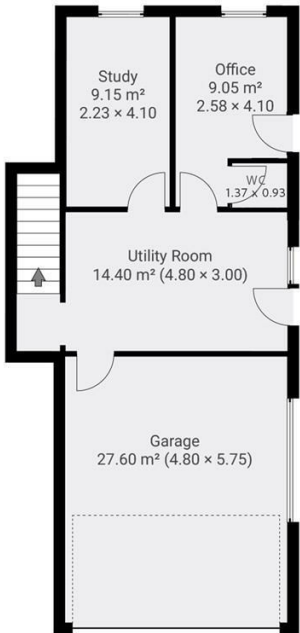


Terrain Map

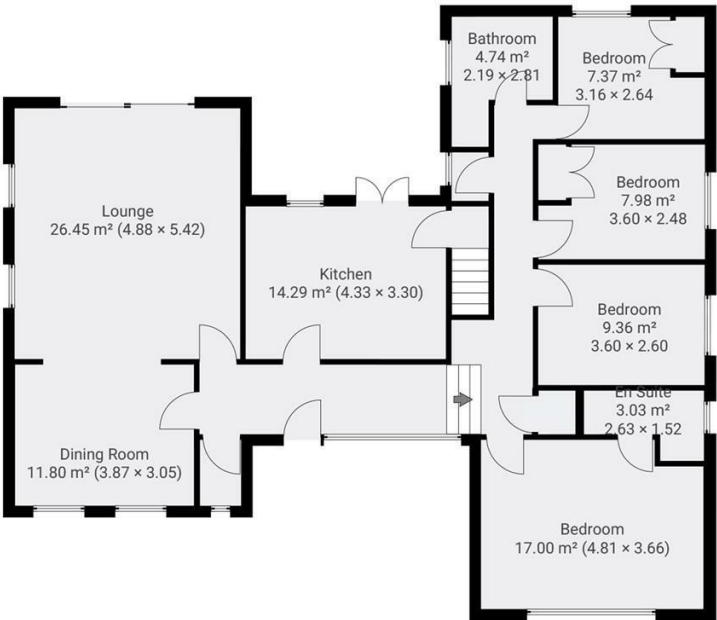


Floor Plan

▼ Ground Floor



▼ 1st Floor



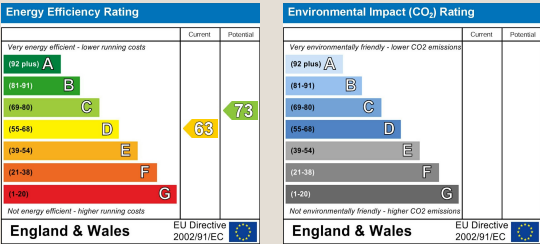
Total Floor Area: 163.7 sq.m. (1762 sq.ft.) approx.

Disclaimer: This floor plan is for illustrative purposes only and is not intended to be an exact representation of the property. All measurements, dimensions, and spatial relationships are approximate and should be independently verified. The layout, fixtures, and features depicted may differ from the actual property. This floor plan is not a substitute for a professional survey or architectural drawing. Angela Burnett & Co does not assume liability for any errors, omissions, or inaccuracies in this 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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