



18 Asland Drive, Mawdesley

£450,000



18 Asland Drive

Mawdesley, Ormskirk

Four Bedroom Detached House, situated on a corner plot located in the village of Mawdesley. The property comprises of an open plan kitchen dining and living, two receptions, utility and cloak all on the ground floor with four bedrooms, bathroom and en-suite on 1st floor. The property benefits from both front and rear gardens, detached garage and private driveway. This property is modern thought-out and is a must view.

Council Tax band: F

Tenure: Freehold

- Detached House
- Four Bedrooms
- Two Receptions
- Open Plan Kitchen Dining
- Utility Room
- Front & Rear Gardens
- Private Driveway
- Detached Garage



Entrance Hall

Front door to hallway. Doors leading to lounge, living, utility and kitchen. Stairs to 1st floor.

Cloakroom

3' 4" x 5' 3" (1.01m x 1.61m)

Two piece suite comprising low level WC and pedestal wash hand basin.

Lounge

13' 11" x 13' 11" (4.25m x 4.25m)

Window to front.

Study/Living Room

7' 5" x 8' 9" (2.26m x 2.67m)

Window to front.

Kitchen Dining

8' 7" x 28' 7" (2.62m x 8.71m)

An excellent range of eye and low level units incorporating 1 and a half stainless steel sink and drainer unit. Built in electric hob with canopy style extractor hood and built in double oven. Integrated appliances such as fridge freezer and dishwasher. Under stairs storage cupboard. Window to rear. Open plan to dining living area with bifold doors leading to rear garden.

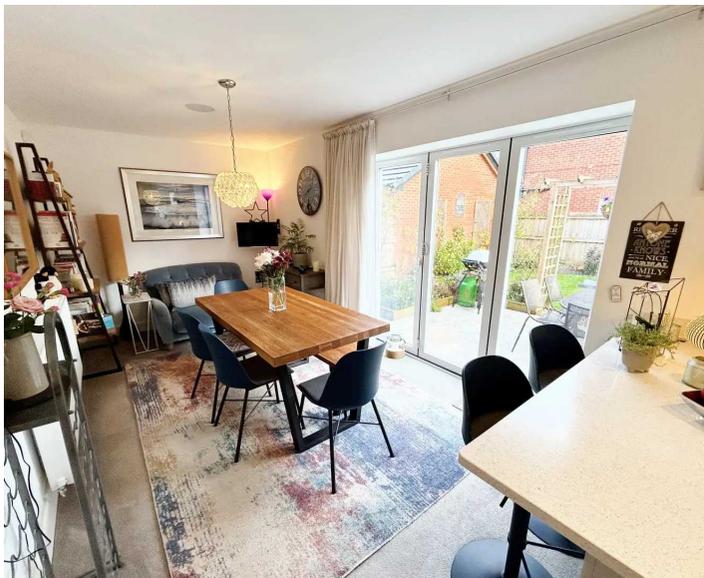
Utility Room

4' 10" x 7' 5" (1.47m x 2.27m)

Boiler in cupboard. Stainless steel sink and drainer unit, worktops and plumbed for washing machine. Door to side leading to driveway.

Landing

Doors to four bedrooms, bathroom and storage cupboard. Loft access.





Bedroom One

12' 6" x 13' 11" (3.80m x 4.24m)

Window to front. Built in/fitted wardrobes. Door to En-suite.

En-suite

7' 5" x 5' 5" (2.25m x 1.66m)

Three piece suite comprising shower cubicle with mixer shower, pedestal wash hand basin and low level WC. Fully tiled walls and flooring, heated towel rail and window to front.

Bedroom Two

11' 0" x 12' 6" (3.35m x 3.80m)

Window to front. Door to storage cupboard.

Bedroom Three

10' 1" x 10' 3" (3.08m x 3.12m)

Window to rear. Built in/fitted wardrobe.

Bedroom Four

7' 7" x 10' 4" (2.30m x 3.16m)

Window to rear.

Bathroom

7' 9" x 5' 5" (2.36m x 1.66m)

Four piece suite comprising panelled bath, shower cubicle with mixer shower, pedestal wash hand basin and low level WC. Fully tiled walls and floors. Heated towel rail and window to rear.

Garage

Single detached garage with up and over door to front. Electrics.

Front Garden - Lawn garden with path leading to Entrance door, private driveway to side of house with detached garage.

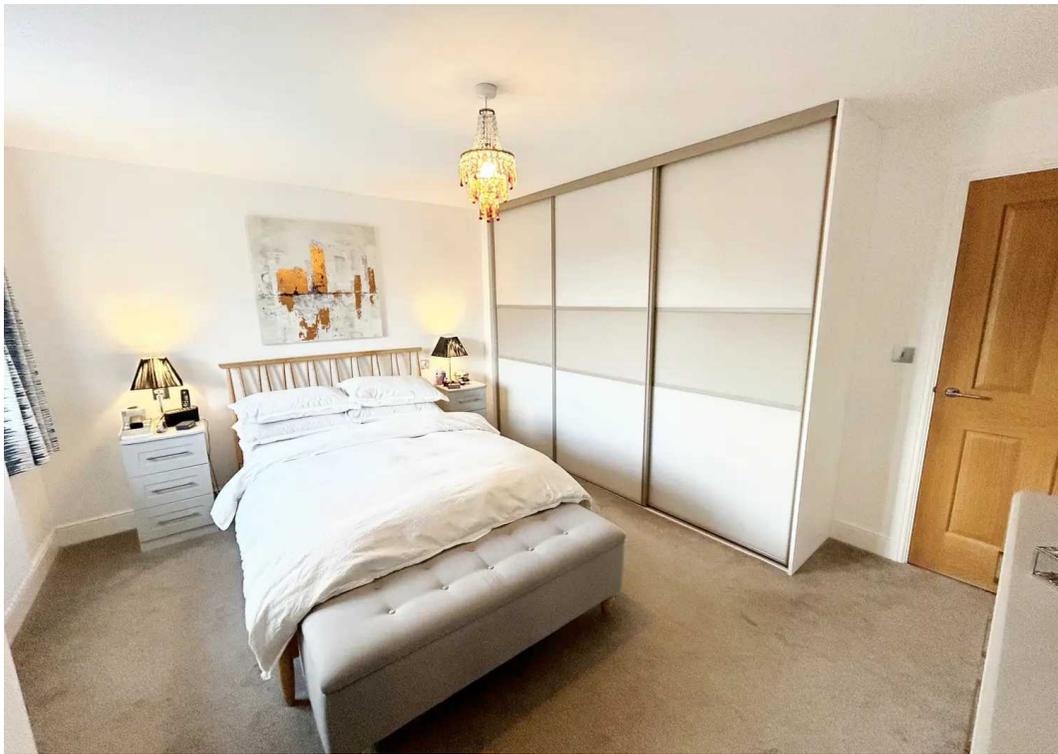
Rear Garden - Enclosed rear garden with patio and lawn. Planted out borders with door leading garage. Side gate with leading to driveway.

ON DRIVE

2 Parking Spaces











MovingWorks Burscough

49 Liverpool Road North, Burscough - L40 0SA

01704 897647

burscough@movingworks.co.uk

www.movingworks.co.uk/