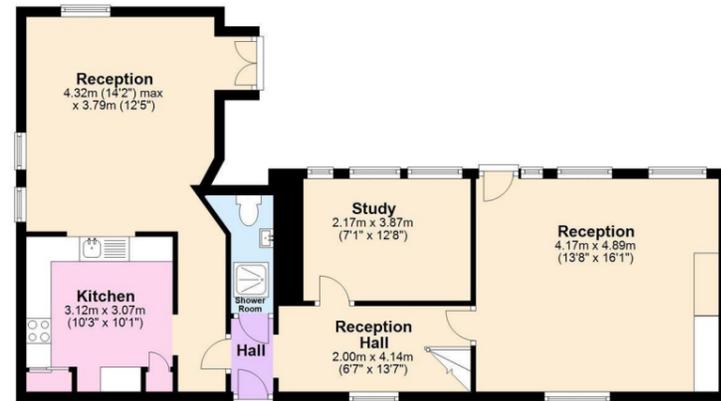


O.O
£410,000

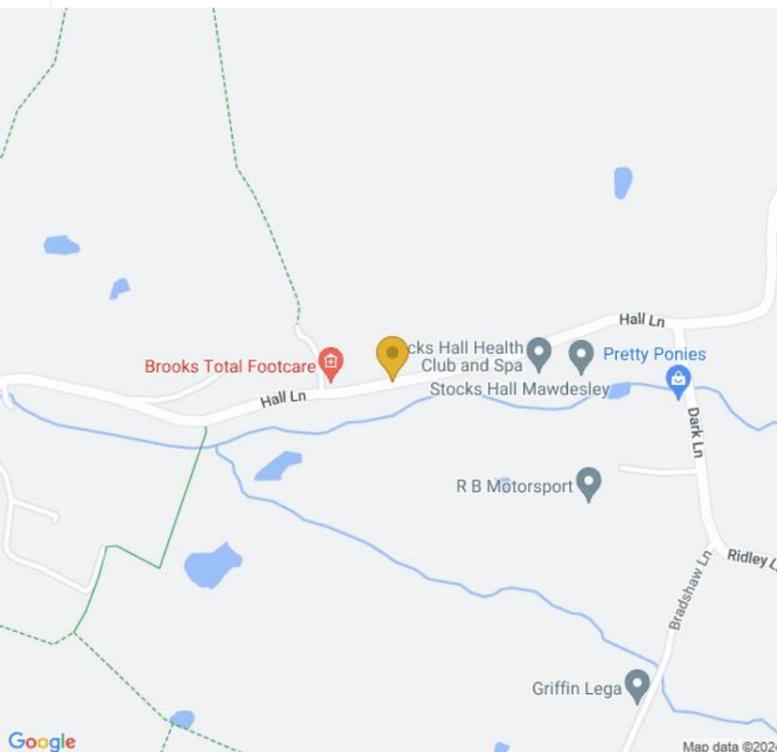
Hall Lane, Mawdesley,
Ormskirk L40



Ground Floor



First Floor



Chorley
13/15 Cleveland Street
Chorley PR7 1BH

Tel: 01257 275231

Email: chorley@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/chorley>

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Grade II Listed Detached Four Bedroom Character Home**
- **Lots of Original Features with Wonderful Charm**
- **Three Receptions, Hallway, Bathroom, WC & Shower Room**
- **Delightful Scenic Views to Rear With Southerly Aspect**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



Situated in the rural and highly desirable village of Mawdesley is this Grade II detached home which offers a great deal of original features and amazing character from top to bottom. Mawdesley is an award winning West Lancashire village set between Chorley and Ormskirk.

In brief the charming accommodation comprises of entrance, reception hallway, principal reception room, study, shower room, kitchen with dining room/living room adjacent to the ground floor with the first floor providing open landing, four bedrooms, bathroom and separate WC.

Externally to the rear is a great size garden with mature trees and fabulous views overlooking hills and a stream.

The majority of rooms have windows providing you with the fabulous southerly backdrop.

Please Note: This property is part of a deceased's estate and grant of probate may be required, until this has been granted a sale would not be able to proceed. All prospective purchasers should consider this before incurring any costs.

Tenure: Freehold
Council Tax: Band E





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