



36 Brookfield, Ormskirk, L40 2QJ Offers in excess of £315,000

Good Move are delighted to present this impressive three-bedroom detached home in the sought-after village of Mawdesley.

The property offers well-presented accommodation throughout, comprising a bright entrance hall, spacious lounge with contemporary media wall, modern fitted kitchen with integrated appliances, separate dining room with access to the rear garden, utility room and convenient ground floor WC.

To the first floor are three well-proportioned bedrooms and a stylish modern family bathroom.

Externally, the property benefits from driveway parking, a garage and a generous rear garden with patio seating area, ideal for relaxing or entertaining.

Mawdesley is a popular West Lancashire village surrounded by beautiful countryside, with a range of local amenities, pubs, restaurants and well-regarded schools nearby. The property also offers convenient access to Ormskirk, Southport and major transport links.

An excellent move-in ready home, ideal for families or professionals. Early viewing is highly recommended.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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