

FOR SALE

18, Bradshaw Lane, Mawdesley, L40 3SE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



18, Bradshaw Lane, Mawdesley, L40 3SE

A substantial four detached bed family bungalow in a gorgeous leafy setting.



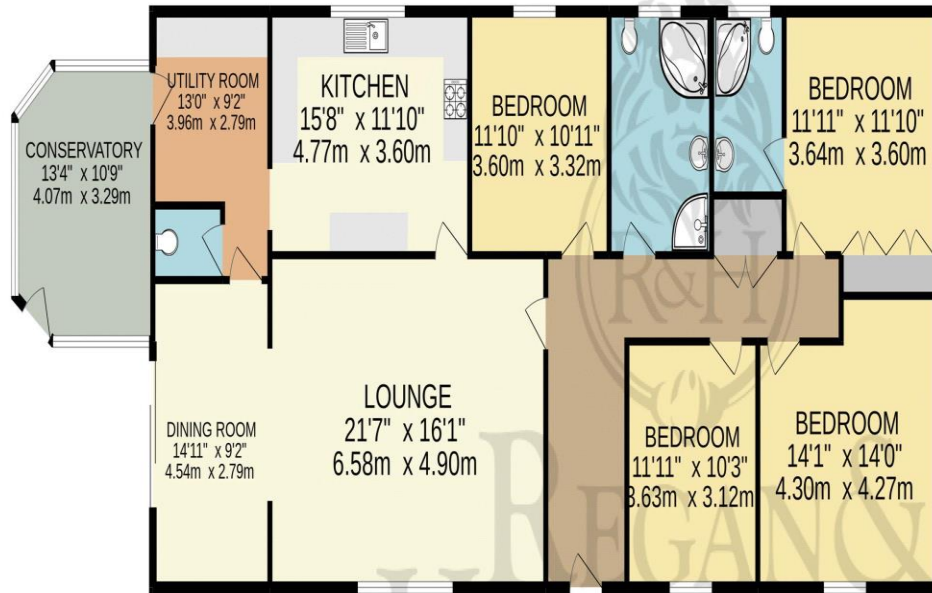
- Spacious detached bungalow
- Four bedroom family home
- Lovely tranquil gardens
- Highly coveted country lane
- Detached double garage
- Extensive driveway
- Full double glazing
- 2162 SQ.FT. / Freehold / No chain

This spacious detached family home, set back behind large mature gardens, is located on one of West-Lancashire's most coveted country lanes within easy walking distance to Mawdesley village and available with the added benefit of VACANT POSSESSION (No chain) Individually designed and originally built by highly acclaimed local builders (Mawdesley Homes) this solidly constructed four bedroom bungalow was designed with free-flowing accommodation perfect for family living. The gardens which are also undoubtedly another key feature gardens to 3 sides of the property with a running brook down one side plus an extensive driveway on the other providing ample off road parking leading to a rear courtyard for turning and a detached double garage. The gardens have been landscaped (although a little overgrown in parts) with patio areas, lawns to front and rear plus lovely well-stocked borders that screen the house and gardens from any neighbouring properties and provides a beautifully tranquil and private space. As you would expect of a house of this quality it is fully double glazed. This stunning & highly coveted location has wonderful countryside and river walks right on your doorstep as well as shops, highly acclaimed schools, good pubs, a new leisure club with pool plus an established tennis club all within easy walking distance. Set well back from the quiet leafy lane in a superb west facing garden plot, the property also enjoys the distinct advantage of not being overlooked to front or rear with pleasant woodland aspects to rear.

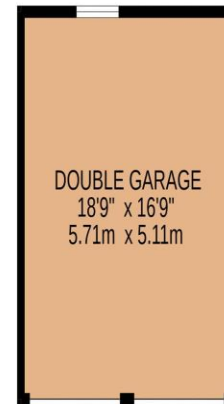




GROUND FLOOR
1848 sq.ft. (171.7 sq.m.) approx.



GARAGE
314 sq.ft. (29.2 sq.m.) approx.

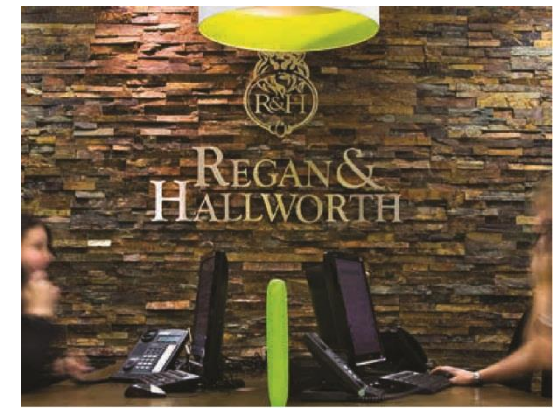


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TOTAL FLOOR AREA : 2162 sq.ft. (200.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com