

FOR SALE

Trie Cassyn, Ridley Lane, Mawdesley, L40 2RE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



Trie Cassyn, Ridley Lane, Mawdesley, L40 2RE

Outstanding five / six bed detached dorma bungalow sat on an extremely large plot in Mawdesley.



- Outstanding detached dorma bungalow
- Fitted kitchen and morning room
- Family bathroom / en-suite shower
- Close to amenities and schools
- Outstanding versatile accomodation
- Five / six great sized bedrooms
- Extremely large gardens / garage / drive
- 2495 SQ. FT.

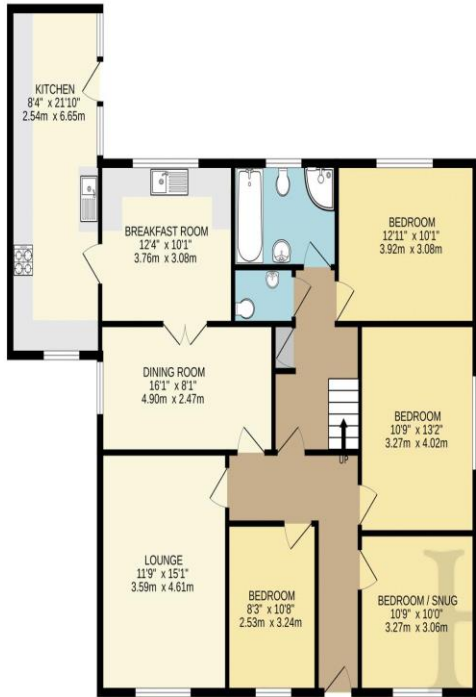
This is a rare and exciting opportunity to purchase a truly stunning detached dorma bungalow located in the heart of the semi-rural village of Mawdesley. Trie Cassyn is sat on an extremely large plot and located along the ever-popular Ridley Lane, close to a range of local amenities, schools, stunning countryside walks, public transport links and is just a short drive to several major motorway networks. This outstanding dorma style property offers just over 2490 square feet of versatile accommodation making this an ideal property for the growing family. In brief the accomodation comprises of entrance hallway, snug / bedroom six, fifth double bedroom, large fourth double bedroom and then an inner hallway giving access to stairs and a third double bedroom with four-piece family bathroom and separate cloak room wc. Located to the front of the property is the spacious formal lounge / sitting room and then a door through to a separate dining room. To the rear of the property is a breakfast / morning room with doors leading into a 21 foot long kitchen offering a range of wall, base and drawer units. Up on the first floor the centrally located landing opens to give access to a large master double bedroom with en-suite shower room and then a second double bedroom located to the side.

Externally this amazing property has a large well-maintained lawn surrounded by mature and well stocked borders to the front with driveway providing off road parking for several cars. The driveway continues down the side of the property giving access to a larger than average detached double garage. At the rear the large patio area makes an ideal place to enjoy a summer bbq which then leads to an extensive, and well-maintained lawn surrounded by mature shrubs and trees. To the rear of the double garage is a car port and another garage which could be converted into a home office / gym. Internal inspection is highly recommended to truly appreciate the deceptive size of this property, its versatile accomodation and its excellent location.

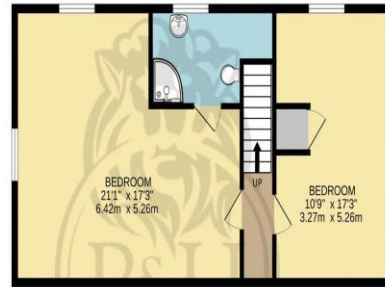




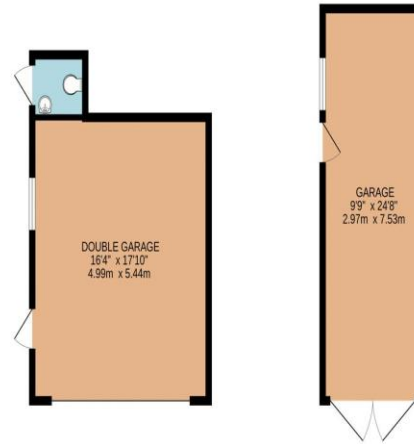
GROUND FLOOR
1342 sq.ft. (124.7 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



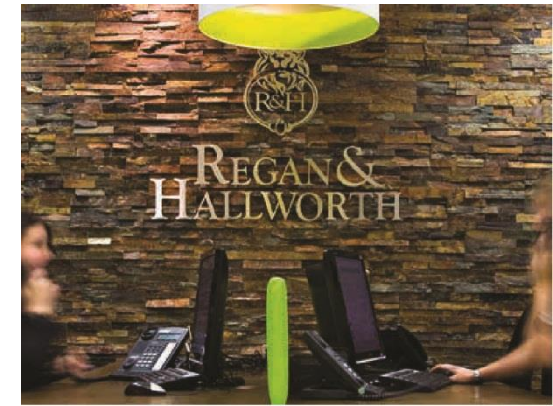
GARAGE
552 sq.ft. (51.3 sq.m.) approx.



REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 2495 sq.ft. (231.8 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.
Made with Metropix ©2023



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



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.

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com