



***Hornbeam Crescent, Ashton-In-Makerfield,
WN4 8QW***

***Offers in Excess of
£149,950***

Stone Cross Estate Agents are thrilled to introduce this charming two-bedroom end mews home, perfectly situated in the heart of Ashton-in-Makerfield. Boasting excellent transport links and conveniently close to a variety of local shops and well-regarded schools, this property offers both comfort and convenience. The ground floor features a welcoming lounge, a well-appointed kitchen, and a bright and airy conservatory, creating the ideal space for relaxing and entertaining. Upstairs, you'll find two generously sized bedrooms and a modern bathroom, thoughtfully designed for everyday living. Externally, the property benefits from a private driveway to the front, providing off-road parking, and an enclosed rear garden—a perfect sanctuary for outdoor activities or quiet relaxation.

*With its blend of practicality and charm, this delightful home is an excellent opportunity for first-time buyers, small families, or anyone seeking a well-connected location. Don't miss your chance to make it yours! **Contact us now to arrange a viewing***

- ***Two Bedrooms***
- ***End Mews***
- ***Off Road Parking***
- ***Enclosed Rear Garden***
- ***Two Reception Rooms***

Entrance

Lounge

12' 5" x 12' 11" (3.79m x 3.94m) UPVC double glazed bay window to the front elevation, wall mounted radiator, fire and mantle, ceiling light point, laminate flooring, space for a fridge freezer and a wall mounted radiator.

Kitchen

UPVC double glazed window to the conservatory, wall base and drawer units, plumbing for washing machine, oven, hob and extractor, integrated fridge/freezer, ceiling light point, wall mounted radiator and under stair storage.

Conservatory

UPVC double glazed window to the side elevation, UPVC double glazed door to the side elevation, wall mounted radiator, skylight and a ceiling light point.

Upstairs

Bedroom 1

10' 2" x 12' 11" (3.09m x 3.93m) Two UPVC double glazed windows to the front elevation, ceiling light point and housing the boiler.

Bedroom 2

6' 3" x 9' 9" (1.91m x 2.97m) UPVC double glazed window to the rear elevation, ceiling light point and a wall mounted radiator.

Bathroom

4' 0" x 5' 6" (1.22m x 1.67m) UPVC double glazed frosted window to the rear elevation, ceiling light point, W/C, wash hand basin, tiled walls and floors, bath with an overhead shower, extractor fan and a heated towel radiator.

Outside

Front

Driveway

Rear

Artificial lawn and decking.

Council Tax

B

Tenure

Leasehold: £50 per annum



Other Information

Water mains or private? TBC

Parking arrangements? TBC

Flood risk? TBC

Coal mining issues in the area? TBC

Broadband how provided? TBC

If there are restrictions on covenants? TBC

Is the property of standard construction? TBC

Are there any public rights of way? TBC

Safety Issues? TBC

Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.



Energy performance certificate (EPC)		
5, Hornbeam Crescent Ashton-in-Makerfield Wigan WN4 8QW	Energy rating D	Valid until: 16 April 2028
		Certificate number: 8488-7424-5930-9703-8992
Property type	End-terrace house	
Total floor area	59 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

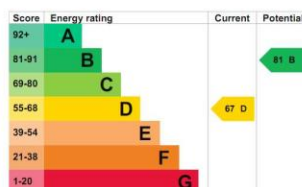
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.