



268 Garswood Road, Ashton-In-Makerfield

Offers in Region of **£160,000**

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ESTATE AGENTS

268 Garswood Road

Ashton-In-Makerfield, Wigan

Situated in a popular residential location, this fantastic investment opportunity presents a charming three-bedroom end terrace house with immense potential for development. Boasting a spacious interior set across two reception rooms, this property offers ample living space for a growing family or an astute investor looking to capitalise on a well-sought-after location. The residence benefits from a private rear yard, ideal for outdoor relaxation or entertainment. Offering easy access to major transportation routes, including the East Lancs A580 and M6, this property is conveniently located for commuters and families alike. With no chain involved, this property is ready for new owners to make their mark and transform it into a stunning home.

Outside, the property offers a blend of convenience and charm, with an enclosed rear garden providing a peaceful retreat for residents to enjoy some fresh air or host outdoor gatherings. The gated entry ensures privacy and security while also facilitating convenient bin removal. A brick-paved driveway leads to the front door, providing off-road parking and enhancing the property's kerb appeal.



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This outside space complements the inviting character of the house, offering a warm welcome to residents and visitors alike. With a perfect balance of functionality and aesthetics, the outside space of this property is an extension of the indoor living area. Experience the potential and possibilities that this property presents, both inside and outside, making it a compelling choice for those seeking a new home or a promising investment opportunity.

Council Tax band: A

Tenure: Leasehold

- Three Bedroom
- End Terrace
- Fantastic Investment Opportunity
- Driveway Off Road Parking
- Two Receptions Rooms
- Popular Residential Location
- Development Property
- No Chain
- Private Rear Yard
- Easy Access To East Lancs A580 and M6



Lounge

12' 9" x 11' 4" (3.89m x 3.45m)

A spacious family room with upvc window to front, open plan to dining room, multiple power points, gas fire with surround and warmed via single radiator.

Dining Room

11' 9" x 13' 10" (3.58m x 4.22m)

A large dining room with upvc window to rear, under stairs storage, multiple power points, warmed via single radiator and door to kitchen.

Kitchen

11' 4" x 7' 9" (3.45m x 2.36m)

A family kitchen with window and door to side, tiled flooring, splash back tiles, large work top with sink integrated, fitted base and wall units.

Bathroom

7' 10" x 11' 6" (2.39m x 3.51m)

A four piece bathroom suite with frosted window to rear, laminate flooring, part tiled walls, separate shower cubicle, low level w.c, wash basin and warmed via single radiator.

Bedroom One

13' 9" x 12' 9" (4.19m x 3.89m)

A large double room with upvc window to front, multiple power points and warmed via single radiator.

Bedroom Two

9' 5" x 6' 8" (2.87m x 2.03m)

A single double room with upvc window to rear, multiple power points and warmed via single radiator.

Bedroom Three

6' 9" x 9' 5" (2.06m x 2.87m)

A single bedroom with upvc window to side and warmed via single radiator.



YARD

An enclosed rear garden with gated entry for bin removal.

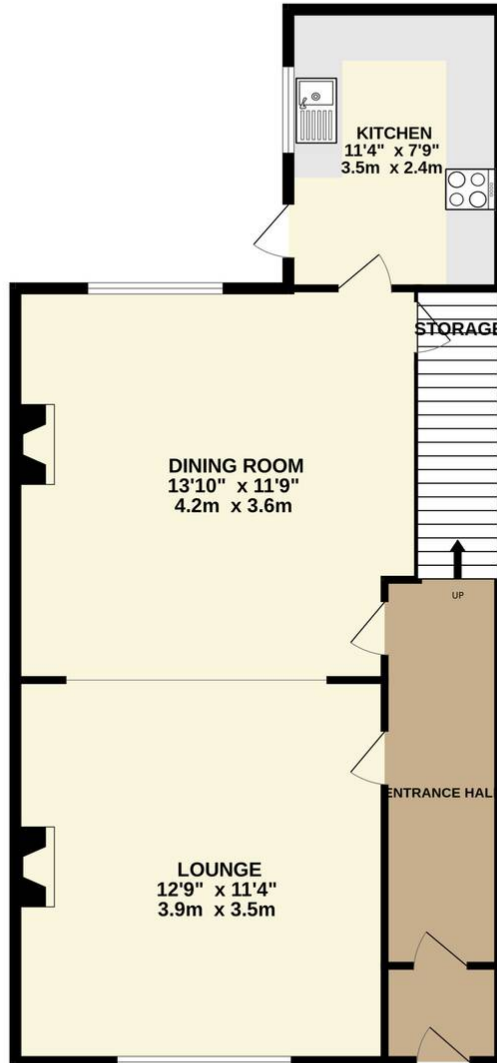
DRIVEWAY

1 Parking Space

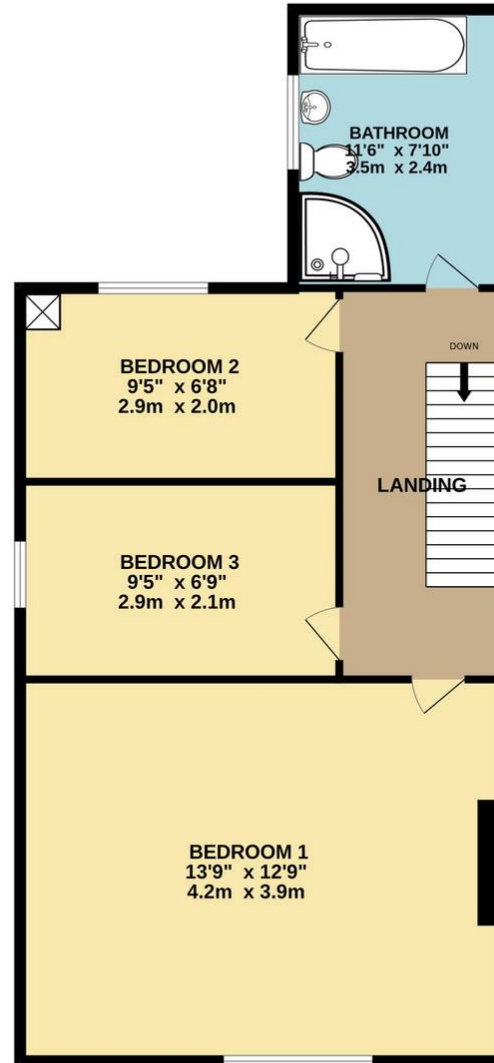
A brick paved driveway with pathway leading to front door.



GROUND FLOOR



1ST FLOOR



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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Movuno

605 Chorley Old Road, Bolton - BL1 6BL

01942 559 102

wigan@movuno.com

www.movuno.com/