



4 Poulton Drive, Ashton-In-Makerfield, WN4 9RT

Price Guide £249,995



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**\*\*DORMER BUNGALOW NESTLED IN A QUIET DEVELOPMENT YET CLOSE TO AMENITIES\*\***

4 Poulton Drive comprises a well positioned dormer bungalow nestled in a quiet sought after development in Ashton-in-Makerfield.

The property has the benefits of a modernised bathroom, kitchen and dining room together with ample off road parking and a single garage.

The property is in a convenient location approximately with Junction 24 of the M6 motorway with the amenities of the town of Ashton-in-Makerfield within easy reach.



## Ground Floor

### Entrance Hall

### Lounge

18'6" x 11'5" (5.65 x 3.5)

### Hallway

### Dining Room

15'10" x 11'5" (4.83 x 3.5)

### Conservatory

14'6" x 7'11" (4.42 x 2.42)

### Shower Room

### Kitchen

### Bedroom 1

18'1" x 11'2" (5.52 x 3.41)

### First Floor

### Bedroom 2

9'10" x 8'3" (3 x 2.53)

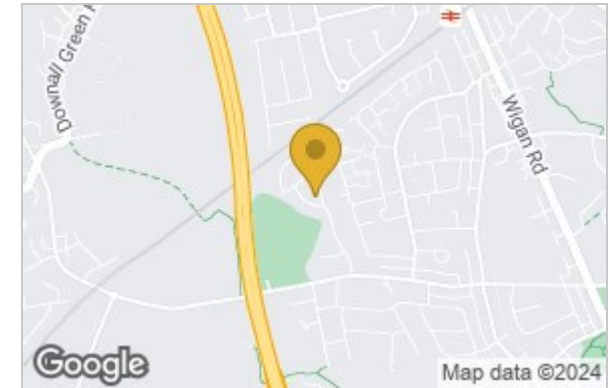
### Bedroom 3

12'7" x 11'3" (3.86 x 3.43)

### Garage

### Garden

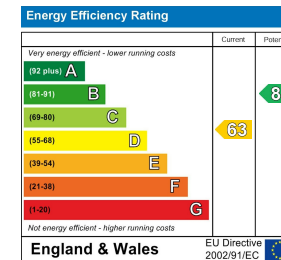
## Area Map



## Floor Plan



## Energy Efficiency Graph



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