

Toothill Close, Ashton-in-Makerfield,
5 Toothill Close



Property summary

Nestled in a quiet residential area of Ashton-in-Makerfield, this spacious four-bedroom detached home on Toothill Close offers comfort and excellent commuter access. Set on a generous plot with large front and rear gardens, a private driveway, and an integral garage, the property provides ample space for family living. Inside, the ground floor features a bright lounge with a classic fireplace and a large conservatory with doors that lead to the rear, an adjoining dining room ideal for meals and entertaining, a modern fitted kitchen with sleek cabinetry and ample workspace, and a downstairs WC. Upstairs are four well-sized bedrooms filled with natural light, including a main bedroom with an immaculate en-suite. The updated family bathroom is finished to a high standard. Outside, the sizeable rear garden offers a private space for relaxation and play. With good schools, shops, leisure facilities, and transport links close by, this home blends peaceful living with everyday convenience.

Main Features

- 4 bedroom detached house
- No chain
- Spacious lounge with a featured fireplace
- Driveway and garage providing off road parking
- 1487 SQ.FT
- Modern fitted bathroom and en-suite

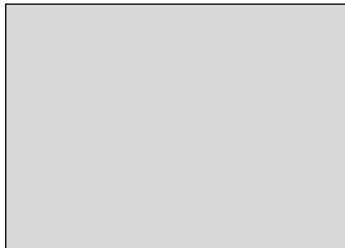
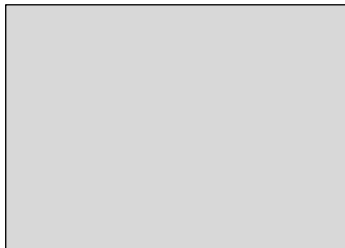
Price

\$PRE_PRICE\$

£325,000

\$POST_PRICE\$

Property details



Property details

Ground floor

Lounge

15'0" (4m 57cm) x 12'4" (3m 75cm)

Rear facing spacious lounge with a featured fireplace and a wall mounted radiator.

Dining room

10'4" (3m 14cm) x 9'1" (2m 76cm)

Front facing spacious sized dining room.

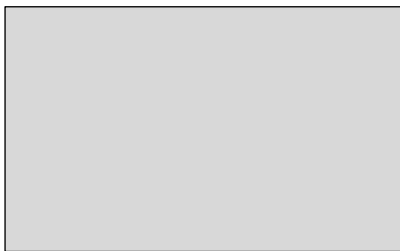
Kitchen

10'9" (3m 27cm) x 8'4" (2m 54cm)

Rear facing modern kitchen. Includes modern, white wall and base units, an integrated oven, hob and extractor fan. Also has an integrated microwave. Is plumbed for a washing machine.

Conservatory

14'3" (4m 34cm) x 10'1" (3m 7cm)



Rear facing large conservatory with doors that lead to the rear garden.

Downstairs WC

Downstairs WC, includes a hand wash basin.

First floor

Bedroom 1

13'2" (4m 1cm) x 11'2" (3m 40cm)

Front facing large master bedroom with carpet fitted flooring. Includes a modern fitted en-suite bathroom.

Ensuite to the master

Modern fitted en-suite, includes a wc, a hand wash basin and a shower.

Bedroom 2

10'6" (3m 20cm) x 10'1" (3m 7cm)

Front facing double bedroom with carpet fitted flooring.

Bedroom 3

13'2" (4m 1cm) x 12'11" (3m 93cm)

Rear facing spacious double bedroom with carpet fitted flooring and a wall mounted radiator.

Bedroom 4

10'1" (3m 7cm) x 8'4" (2m 54cm)

Rear facing double bedroom with carpet fitted flooring.

Bathroom

Side facing modern fitted family bathroom. Includes a W.C, a hand wash basin and a bathtub with an overhead shower.

Outside

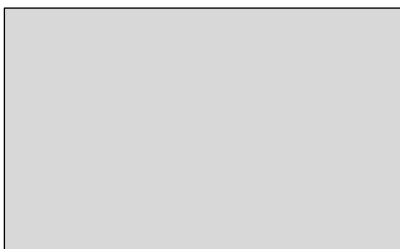
Front

Front easy to maintain garden. Includes a driveway and a garage.

Rear

Easy to maintain rear spacious garden with a patio, lawn with a range of plants, trees and shrubs.

Garage



Services

All mains services are connected. Gas central heating is installed.

Assessments

Council tax band D

Tenure

Kelrick Properties have not had sight of the title documents for this property, therefore the tenure should be confirmed by solicitors for prospective purchasers.

To view

By appointment only through Kelrick Properties.

Disclaimer

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. All measurements are approximate room sizes and as such are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Kelrick Properties have not tested any equipment, fixtures, fittings or services and it is the buyer's responsibility to check the working condition of any appliances. We strongly advise prospective buyers to instruct their own survey or service reports before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Neither Kelrick Properties Ltd nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

Making an offer

Any offer to purchase this property must be put directly to Kelrick Properties who are dealing with all aspects of this sale. You will be required to provide proof of funds in the event that you are a cash buyer. You will also be required to discuss your mortgage arrangements with our mortgage advisor to ensure that you have suitable finance in place to proceed with any intended purchase, and as such you may be required to provide evidence that you have a mortgage agreement in principle.

Floor Plan



Directions to property

From: Kelrick Properties (Kelrick Properties - WN4 9AA)

To: WN4 8BJ

1.0 mi (4 mins)

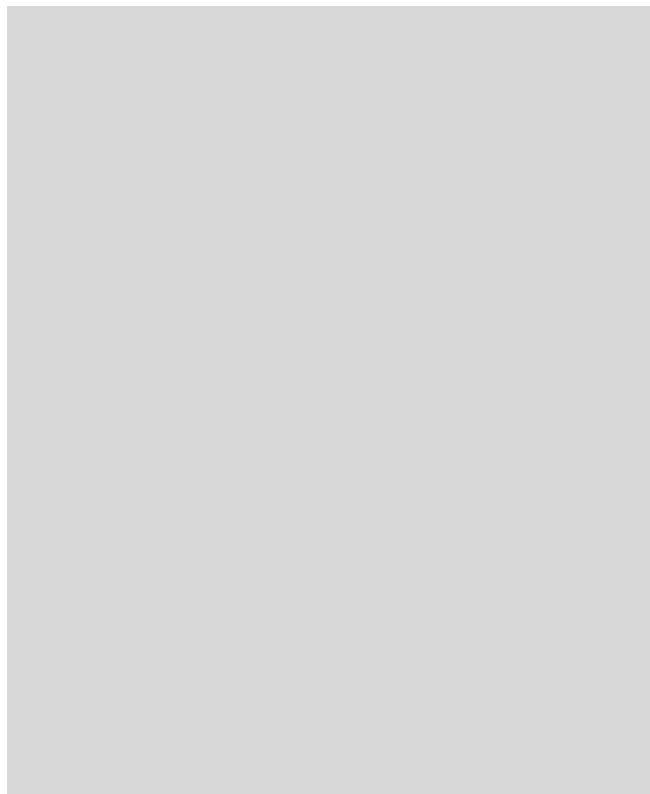
Head **northeast** on **Gerard St/A58** toward **Princess Rd** - Continue to follow A58

Turn **left** onto **Bryn Rd S**

Turn **left** onto **Nicol Rd**

Turn **left** onto **Toothill Cl**

Turn **left** to stay on **Toothill Cl** - Destination will be on the left



For further information or to arrange a viewing,
Call now on **01942 723333**

Opening times

Mon-Fri	9.00am – 5.30pm
Saturday	10.00am – 3.00pm

Kelrick Properties - 18 Gerard Street, Ashton, Wigan, Greater Manchester, WN4 9AA
e: sales@kelrick.co.uk - w: [\\$WEBSITE\\$](#)