

**FOR SALE**

289, Wigan Road, Ashton-In-Makerfield, WN4 9ST

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



## 289, Wigan Road, Ashton-In-Makerfield, WN4 9ST

*A stunning period home brimming with elegant features & 1747 SQFT of living space.*

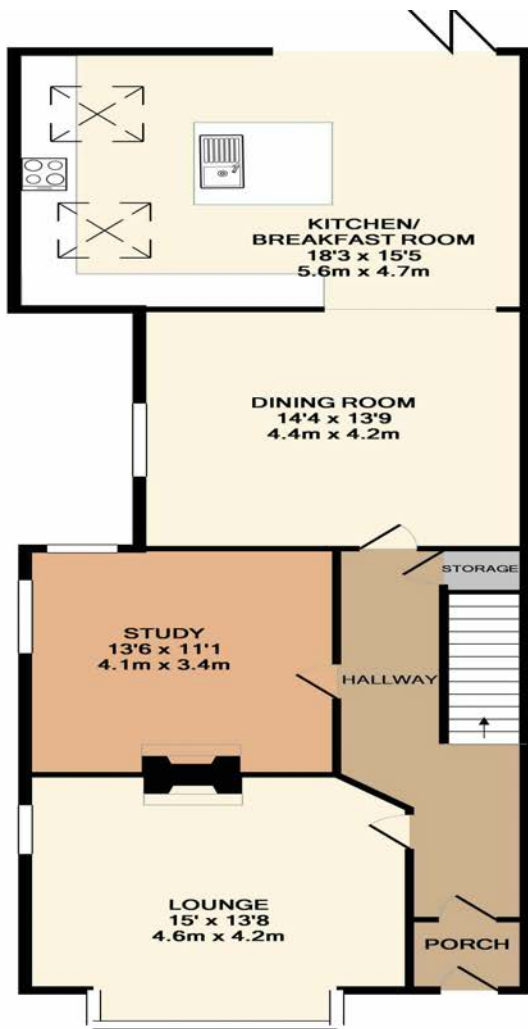


- Period house of the highest calibre
- Bifold doors into patio garden
- Three elegant reception rooms
- Sunny south-west facing garden
- Bespoke kitchen extension
- Gorgeous character features
- Three double bedrooms
- 1747 SQFT

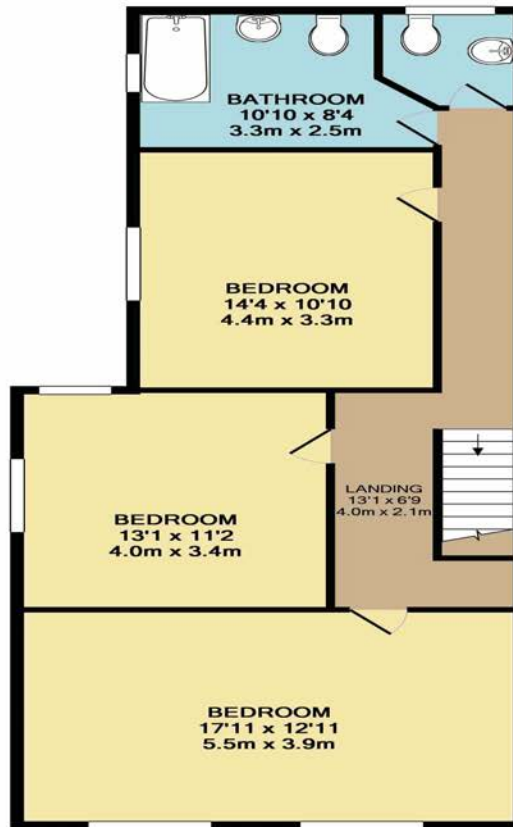
This stunning period semi-detached family home offers 1747 square feet of impeccable living accommodation brimming with original features and character. The property has been renovated to a very high standard throughout, preserving the period charm and enhancing it with quality workmanship. You will be enchanted by the feature coved ceilings, stained glass windows and fireplaces that add warmth and elegance to this home. Inside, you will find a stunning entrance hallway with Victorian tiled floor that welcomes you into the spacious and bright living areas. The beautiful front lounge has a large bay window that fills the room with natural light and a fireplace that creates a cosy atmosphere. The study has a fireplace as well and can be used for various purposes. The rear dining room is ideal for entertaining guests and leads into the fitted kitchen which is undoubtedly the property's key feature. Incorporated into a stylish extension with ceiling spots and integrated lighting - it has been specifically designed for modern living with a zone for cooking, informal dining and living. It featuring a contemporary range of handless units with integrated appliances, centre island, marble worktop and bifold doors that open into a walled patio garden which backs onto a village green and enjoys a sunny west-facing aspect. Upstairs, you will find three spacious double bedrooms and a superb family bathroom suite & separate wc. The master bedroom is luxurious and has bespoke fitted furniture that provides ample storage space. The other two bedrooms are generous in size and the family bathroom suite is modern and elegant, with a separate WC for convenience. If you want to personalise this property, you could consider converting the large loft (there is enough space on the landing for a staircase) and creating a luxurious ensuite bedroom or games room. Outside, the rear garden is fully walled and landscaped with an Indian Stone patio area. It enjoys a south-westerly aspect and is perfect for enjoying the sun and relaxing in the fresh air. The property is in a prime location close to the centre of Ashton, near Osborne Park and the M6 motorway. This is an exceptional period home that offers style, space and comfort in a desirable location.







GROUND FLOOR  
APPROX. FLOOR  
AREA 968 SQ.FT.  
(89.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 779 SQ.FT.  
(72.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1747 SQ.FT. (162.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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