

FOR SALE

5, Toothill Close, Ashton-In-Makerfield , WN4 8BJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



5, Toothill Close, Ashton-In-Makerfield , WN4 8BJ

Impressive four bed detached family home located on a popular estate in Ashton-in-makerfield.



- Outstanding detached family home
- Modern fitted kitchen with appliances
- Modern fitted bathroom & En-suite
- Sold with NO ONWARD CHAIN
- Superb sized reception rooms
- Four great sized bedrooms
- Large gardens / driveway / garage
- 1487 SQ. FT.

Now available for sale and located on a popular development in the ever-popular area of Ashton-In-Makerfield is this impressive four bed detached home. Toothill Close is now offered for sale with NO ONWARD CHAIN making this an ideal property for the family wanting to move quick. Toothill Close boasts excellent access to a range of local amenities and the town centre, outstanding schools for all ages, great public transport links and is just a short drive to several major motorway networks.

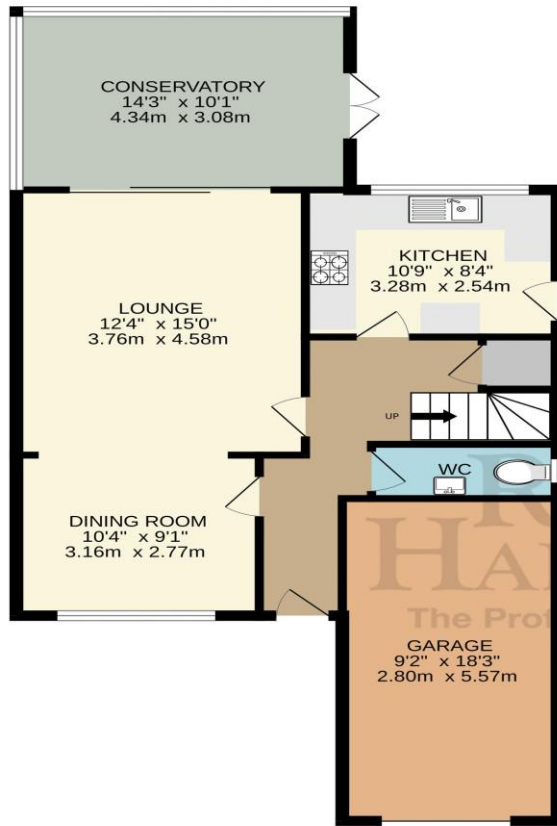
Internally this impressive home offers just over 1400 square feet of versatile accommodation which in brief comprises of entrance hallway, cloak room wc, and stairs leading to the first floor. Located to the front is the formal dining room which is open planned to a large lounge / sitting room to the rear leading into a large conservatory with doors leading out onto the rear gardens. At the rear of the property sits a modern fitted kitchen which boasts a range of wall, base and drawer units along with appliances, cooker and hob. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the front with modern fitted en-suite bathroom, second double bedroom located to the rear, third double bedroom located to the front, modern centrally located family bathroom and then a fourth smaller double bedroom located to the rear.

Externally this impressive family home offers well maintained gardens to the front with double driveway leading to an integral garage. To the rear there is a large, private garden with patio, lawn along with a range of plants, trees and shrubs. Internal inspection is highly recommended to truly appreciate the deceptive size, great finish and outstanding location.

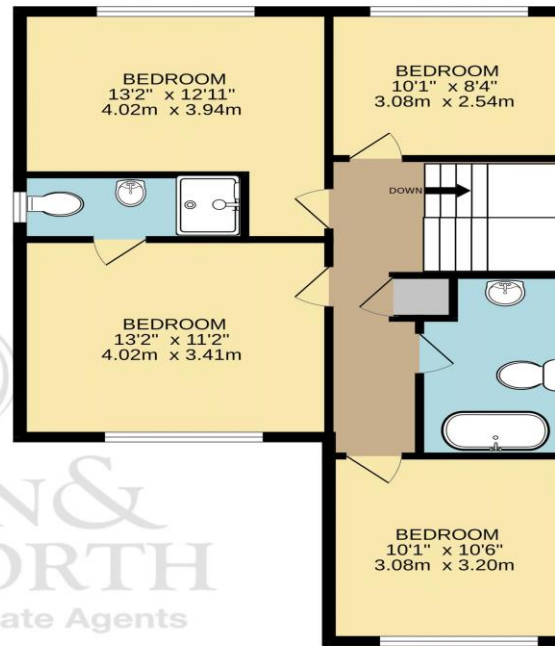




GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.

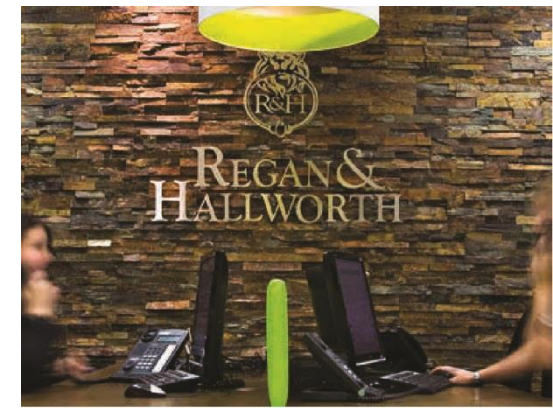


TOTAL FLOOR AREA : 1487 sq.ft. (138.1 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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