

**FOR SALE**

175, Old Road, Ashton-In-Makerfield, WN4 9QN

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

ESTD  
1996



## 175, Old Road, Ashton-In-Makerfield, WN4 9QN

*Competitively priced mid terrace home offering a sizeable 1060 SQFT of living space.*



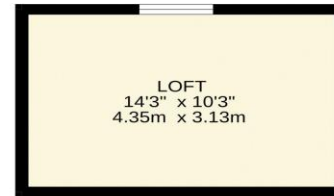
- Competitively priced starter home
- Generous amount of floorspace
- Playing fields to the rear
- No chain delay
- 3 bedrooms / 2 reception rooms
- Popular location
- Sunny, south-westerly aspect
- 1060 SQFT

Offered to the market with the added benefit of no chain delay & enviably positioned along Old Road, a popular setting that lies conveniently close to Ashton Town Centre, plus the area's schools, amenities and less than two miles from Junction 25 of the M6. This impressively sized and competitively priced mid terrace starter home would be absolutely perfect for any first time buyers seeking a spacious property they can move straight into.

Set across two floors, the home provides a very generous 1060 square feet of living space that in brief comprises; a hallway, two large reception rooms, a fitted kitchen plus a ground floor principal shower, with three bedrooms upstairs and a loft room (please note this is accessed via a drop down ladder and cannot be officially classed as a bedroom).

Externally, the home has front and rear enclosed gardens with the rear backing onto playing fields, plus because of the south-westerly aspect the garden enjoys lots of late summer sun. Early viewings are highly recommended. Council Tax Band A. Leasehold 999yrs. NO CHAIN DELAY.



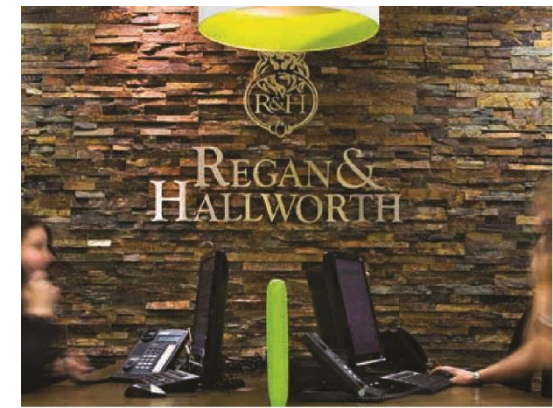


TOTAL FLOOR AREA : 1060 sq.ft. (98.5 sq.m.) approx.

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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