

FOR SALE

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

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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

A 3 bedroom dormer bungalow is located in a quiet street near Ashton town centre.



- Extended dormer bungalow
- Ample parking & detached garage
- 3 double bedrooms
- No upward chain
- Eye-catching landscaped plot
- Lovely quiet residential street
- Large loft
- 1526 SQ.FT.

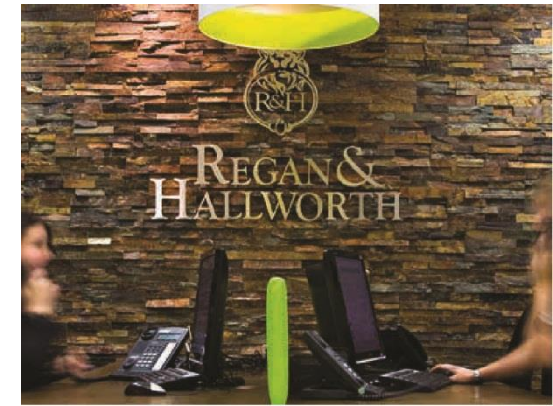
This spacious 3 bedroom dormer bungalow is located in a quiet street near Ashton town centre, the M6 motorway network, Garswood train station and some excellent schools. Brimming with instant kerb appeal the house is set on an eye-catching low maintenance plot with an extensive block paved driveway and frontage that provides ample off-road parking and privacy. The driveway leads to a detached garage at side of property. The house has been extended and remodelled to provide close to 1,400 square feet of internal living space that has a versatile layout suitable for both families and clients looking for a large bungalow. The accommodation is immaculately presented and comprises a welcoming hallway leading into a 17' main lounge, inner hallway, a large ground floor bedroom (that was originally 2 bedrooms that have been skilfully knocked through into one), stylish recently modernised shower room, sitting/dining room and conservatory downstairs. Upstairs there are two double bedrooms plus a large loft which provides ample storage and potential for further extensions. Outside, the gardens have been block paved for low maintenance with the rear being fully enclosed and featuring wrought iron railing & flower bed borders. The property is warmed by gas central heating and features high-quality double glazing with several bay windows.







TOTAL FLOOR AREA : 1526 sq.ft. (141.8 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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