

**FOR SALE**

52, Sunnyside Road, Ashton-In-Makerfield, WN4 0LB

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

ESTD  
1996



## 52, Sunnyside Road, Ashton-In-Makerfield, WN4 0LB

*Semi-detached two bed true bungalow in one of Ashtons most sought after locations.*



- Prime location on quiet street
- Good sized low maintenance gardens
- Ample parking & detached garage
- No chain delay
- Semi-detached true bungalow
- New roof & quality double glazing
- Gas central heating & Combi boiler
- 768 SQ.FT.

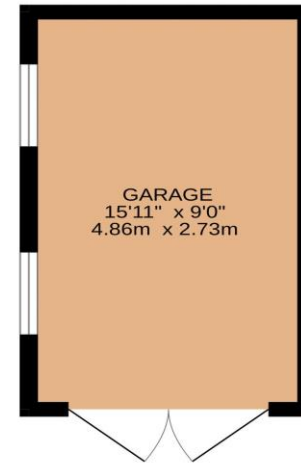
This 2 bedroom semi-detached true bungalow offered with NO ONWARD CHAIN, offers spacious one floor living including two docile bedrooms would make an ideal home for first time buyers or retirees. Comprising an entrance hall, two bedrooms, living room, fitted kitchen and bathroom/shower room this bungalow's highlights include a new roof, gas central heating, modern uPVC double glazing, a security alarm system, good sized low maintenance enclosed gardens to front and rear, ample driveway parking and a detached garage yet requires internal modernisation making it ideal for any buyers looking for a small project or something they can put their own stamp on. Located in arguably one of the most sought after spots at the higher end of Sunnyside Road ideal for town centre shops and amenities, Bryn train station, motorway links to Manchester & Liverpool, and the Three Sisters Nature Reserve. We are advised that the property is leasehold with 999 years from 31 December 1956. The local authority is Wigan and the Council Tax Band is B.



GROUND FLOOR  
626 sq.ft. (58.1 sq.m.) approx.

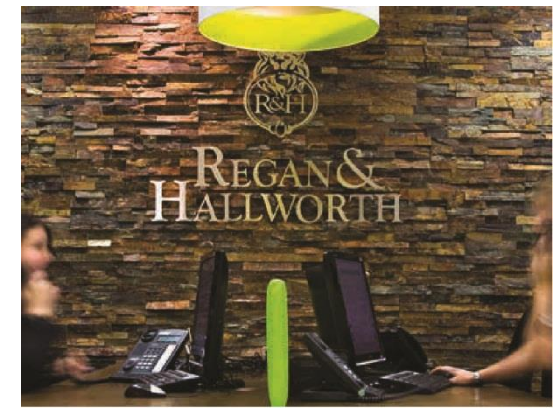


GARAGE  
143 sq.ft. (13.3 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.4 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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