

FOR SALE

32, Ellesmere Road, Ashton-In-Makerfield, WN4 9RR

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



32, Ellesmere Road, Ashton-In-Makerfield, WN4 9RR

A stylish 3 bed detached true bungalow combining comfort, style, and practicality.



- Large detached true bungalow
- Fantastic open plan kitchen diner
- Ensuite & modernised family bathroom
- Off road parking & nice private gardens
- Stunning vaulted ceiling extension
- Three good sized bedrooms
- Contemporary & stylish presentation
- 971 SQ.FT. / Freehold

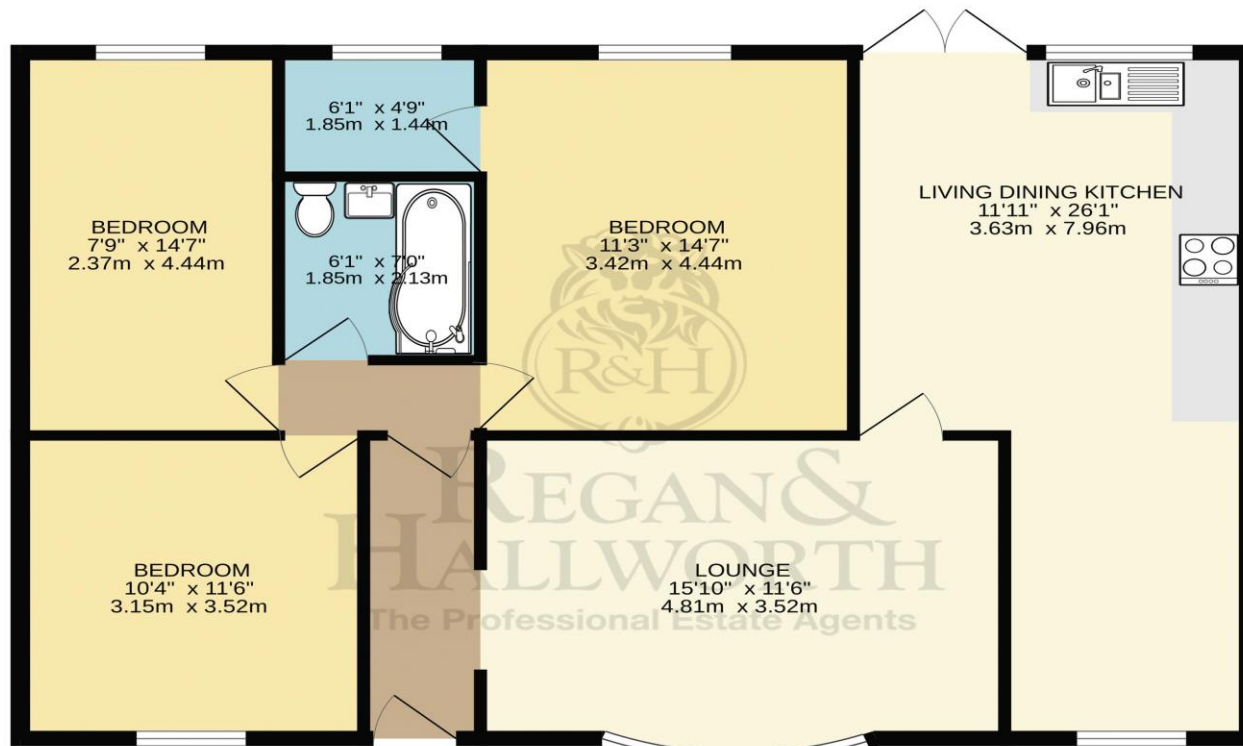
This is a rare opportunity to buy a detached true bungalow that has been upgraded and expanded to offer high-quality living on one level featuring three bedrooms and a spacious open plan living & dining kitchen. The location is ideal, as it is close to the lively town centre of Ashton-in-Makerfield, where you can find all the amenities you need, as well as excellent schools, scenic walks and public transport options, including a train station within walking distance. The M6 motorway network is also easily accessible, being less than 5 minutes drive away.

The interior has been renovated in recent years and offers sleek and stylish living space all on one level, consisting of an entrance hallway that leads to an open plan lounge with feature fireplace and an extended kitchen with high ceilings. This area has a seating / relaxing space and a dining space that are great for families and entertaining guests. On the other side of the bungalow, there are three good-sized bedrooms, including a master bedroom that has a utility room that could be turned into an ensuite. There is also a main bathroom. Both the kitchen and the bathroom have modern fixtures and fittings, making this property ready to move in for any buyer.

Outside, the property has lovely private gardens and plenty of off road parking at the front. To sum up, this is a unique detached true bungalow that offers comfort, style, and convenience, making it a perfect option for those looking for single-floor living in a sought-after location.



GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.

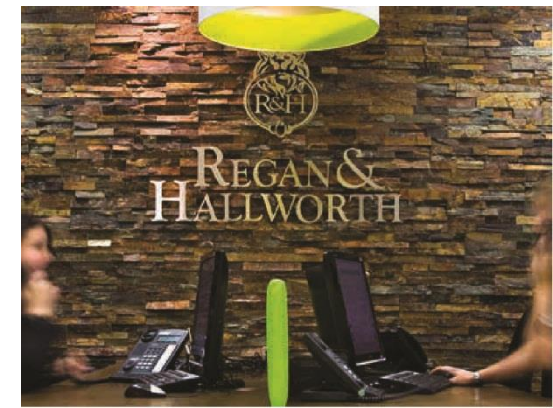


TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.

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.



WIGAN OFFICE
 4-6 Library Street, Wigan
 Lancashire WN1 1NN
 01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
 8 High Street, Standish
 Wigan WN6 0HL
 01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
 5-7 Station Road, Parbold Village
 Lancashire WN8 7NU
 01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com