

FOR SALE

3, Edward Drive, Ashton-in-Makerfield , WN4 8QU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



3, Edward Drive, Ashton-in-Makerfield , WN4 8QU

Outstanding three bed detached family home located close to schools and amenities.

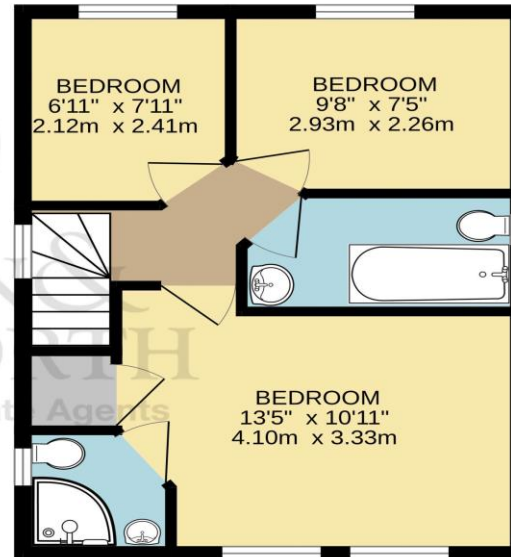
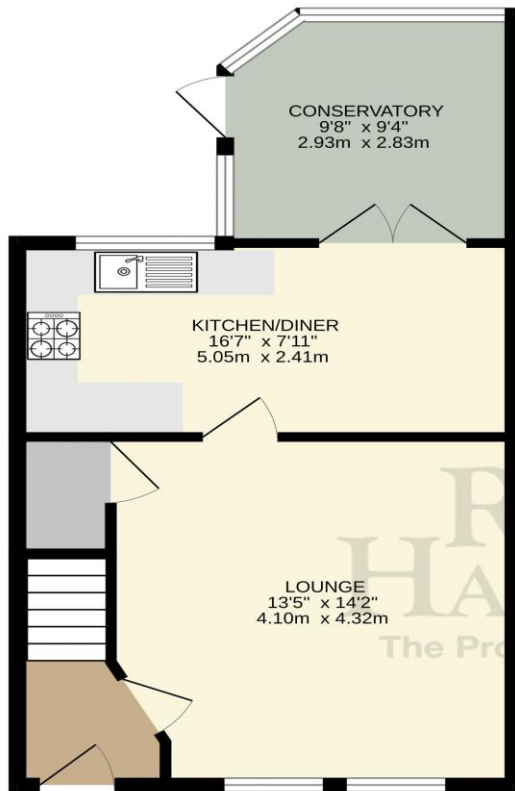


- Outstanding detached family home
- Modern open plan kitchen / dining room
- Family bathroom and en-suite
- Close to schools and amenities
- Excellent sized reception rooms
- Three good sized bedrooms
- Gardens / driveway / carport
- 819 SQ. FT.

This is an exciting opportunity to purchase a truly stunning, three bed detached family home located in the ever-popular area of Ashton-In-Makerfield. Internally the property has been finished to an exceptionally high standard throughout boasting modern and spacious accommodation set over two floors. Edward Drive is located close to a range of amenities and the town centre, outstanding schools for all ages, public transport links and is just a short drive to several major motorway networks. In brief the accommodation comprises of entrance hallway, large formal lounge / sitting room located to the front of the property with store cupboard, stunning open planned kitchen / dining room located to the rear with the kitchen offering a range of wall, base and drawer units along with integral appliances, area for a dining table and then double doors leading into the conservatory. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the front of the property with modern fitted en-suite shower room, second double bedroom to the rear, centrally located modern fitted family bathroom and then a third single bedroom. Externally Edward Drive offers a well maintained lawned garden to the front with driveway and car port to the side. To the rear there is a good sized, private and enclosed garden with patio and gravelled area along with a shed. Internal inspection is highly recommended to truly appreciate the properties internal finish, great size and amazing location.







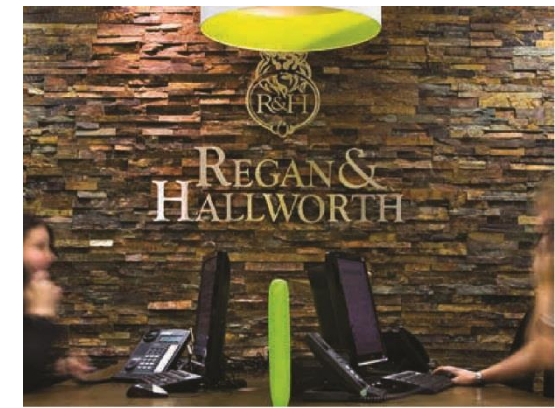
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TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

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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