

FOR SALE

11, Sawyer Drive, Ashton-in-Makerfield , WN4 8SN

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



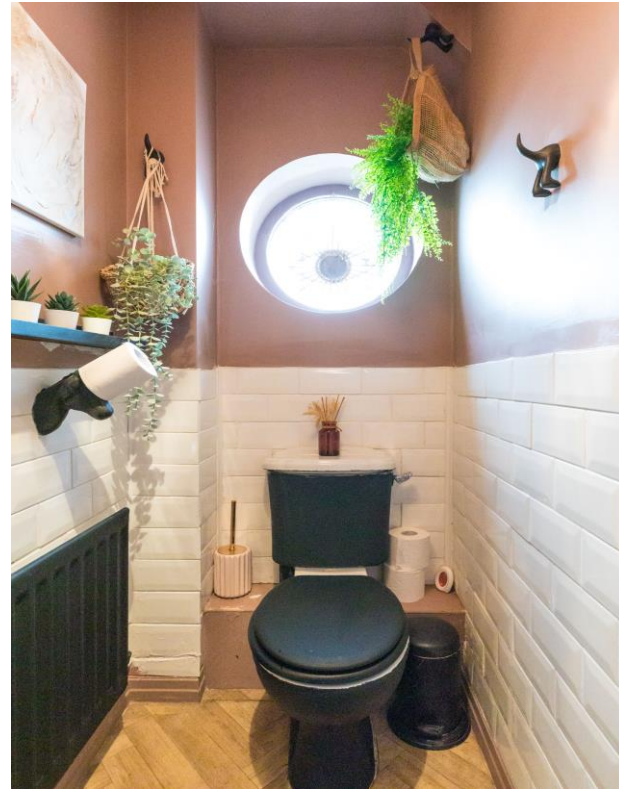
11, Sawyer Drive, Ashton-in-Makerfield , WN4 8SN

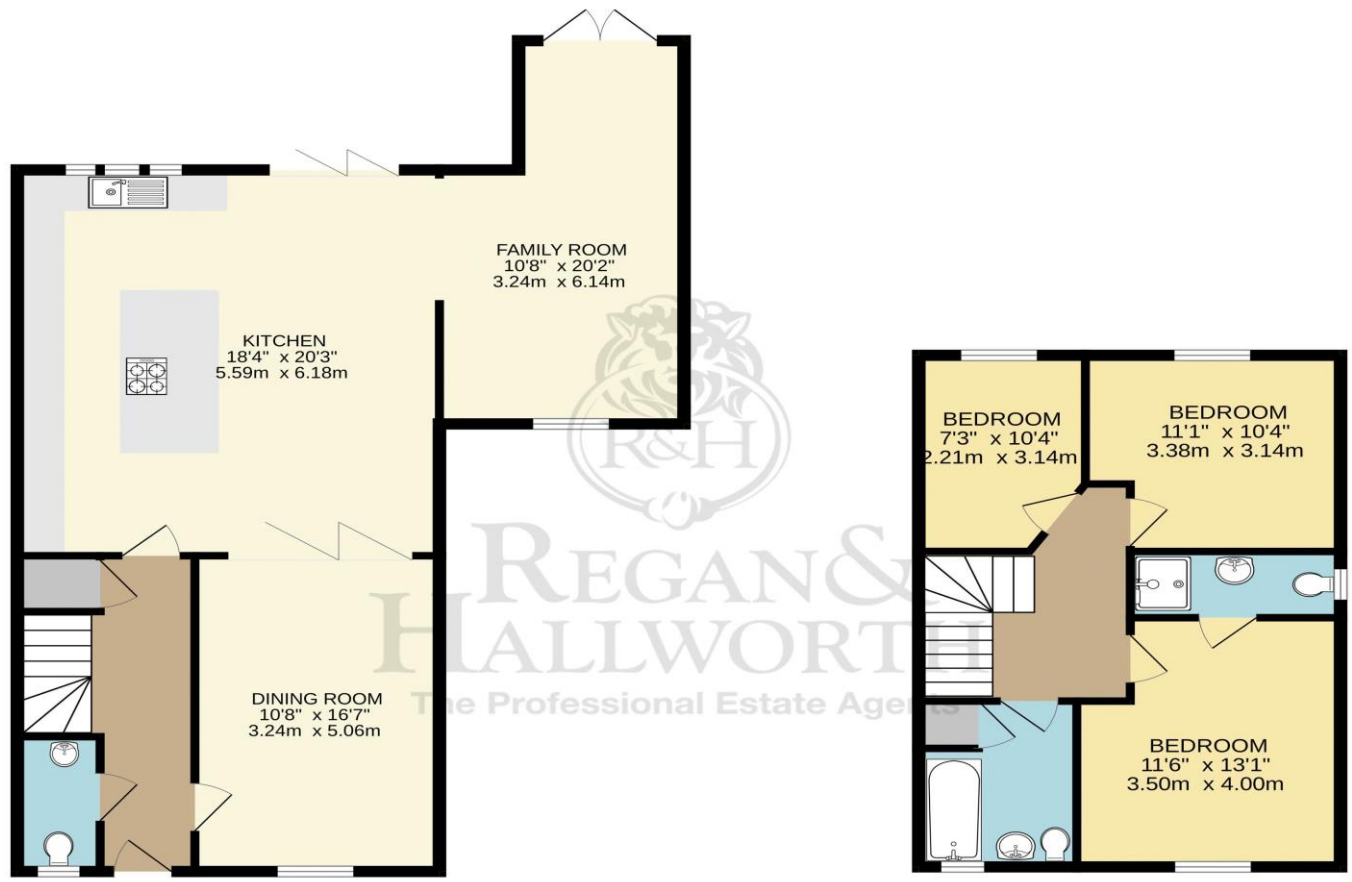
Outstanding three bed detached family home located on a modern development in Ashton-In-Makerfield



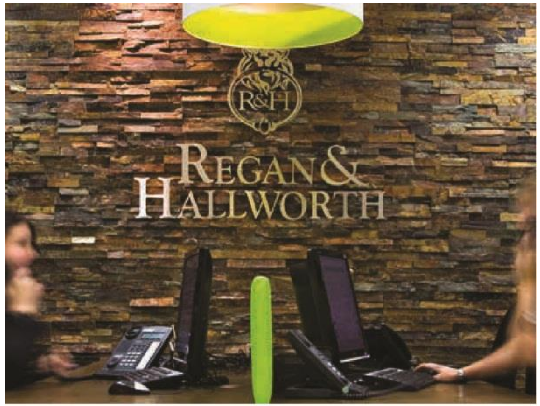
- Outstanding detached family home
- Excellent sized open plan reception rooms
- Stunning fitted open plan kitchen / diner
- Three great sized bedrooms
- Family bathroom and en-suite
- Large driveway and enclosed gardens
- Close to schools and amenities
- 1360 SQ. FT.

Now available for sale and located on a modern development in the ever-popular area of Ashton-In-Makerfield is this superb three bed detached family home. Sawyer Drive has been finished to an exceptional standard offering spacious accommodation set over two floors along with a smart open plan living / dining family room to the rear. The property is situated within easy reach to the town centre with all its amenities, outstanding schools for all ages, great public transport links, local parks and is just a short drive to several major motorway networks. Internally Sawyer Drive boasts just over 1300 square feet of contemporary accommodation which in brief comprises of entrance hallway, cloak room wc, formal reception room located to the front, modern open plan kitchen / dining room to the rear with the kitchen offering a range of wall base and drawer units along with some appliances, large island / breakfast bar, space for a dining table and chairs and then bi-folding doors leading out onto the rear gardens. Off the kitchen / diner is a spacious family room with double doors leading out onto the rear patio area. Up on the first floor the centrally located landing area opens to give access to a double master bedroom located to the front of the property with modern fitted en-suite shower room, second double bedroom located to the rear of the property, third good sized single bedroom and then a modern fitted family bathroom comprising of wc, sink unit and bath with shower over. Externally the property is sat on a corner plot with larger driveway to the front and extra driveway to the side and then a good sized enclosed and private rear garden ideal for the growing family. Internal inspection is highly recommended to truly appreciate the deceptive size, excellent finish and outstanding location.





TOTAL FLOOR AREA : 1360 sq.ft. (126.4 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.
 Made with Metropix ©2024



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



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.

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com