

FOR SALE

24, Mansart Close, Ashton-in-Makerfield , WN4 8XX

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



24, Mansart Close, Ashton-in-Makerfield , WN4 8XX

Outstanding four bed, extended detached family home located on a modern development in Ashton.



- Outstanding detached family home
- Open plan kitchen / dining / family room
- Family bathroom / en-suite and cloak room wc
- Close to schools and amenities
- Spacious and versatile accommodation
- Four excellent sized bedrooms
- Large gardens and driveway
- 1475 SQ. FT.

Now available for sale and located on the modern development in the ever-popular area of Ashton-In-Makerfield is this impressive, four bed extended and detached family home. Mansart Close has been finished to an excellent standard throughout and is set on a large plot with private enclosed gardens and larger than average driveway. Mansart Close is situated close to a range of local amenities, outstanding schools for all ages, excellent public transport links and is just a short drive to several major motorway networks. Internally the accommodation is set over two floors boasting just over 1400 square feet with the added bonus of an attic room accessed from one of the larger bedrooms. In brief the accommodation comprises entrance hallway, cloak room wc, large formal lounge / sitting room located to the front of the property, stunning open plan kitchen / dining / family room to the rear with the kitchen having a range of wall, base and drawer units along with appliances and centrally located island breakfast bar, space for a dining table and seating area with doors leading out on to the rear gardens. The property also benefits from a large 20 foot long second lounge / reception room. Up on the first floor the landing area opens to give access to a large double master bedroom located to the front of the property with modern fitted ensuite bathroom, second double bedroom to the rear with large walk in dressing room / office, modern fitted principal bathroom with walk in shower, third large single bedroom to the rear and then a fourth large double bedroom to the front with stairs leading to an extra attic room which would make a superb office, gym or games room. Externally to the front the property has a large block paved driveway providing off road parking for several cars whilst to the rear there is a large, private and enclosed landscaped garden with faux grass lawn, large shed and a range of mature plants and shrubs. Internal inspection is highly recommended to truly appreciate the deceptive size, superb finish and amazing location. The property is FREEHOLD, council tax band C.





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TOTAL FLOOR AREA : 1475 sq.ft. (137.0 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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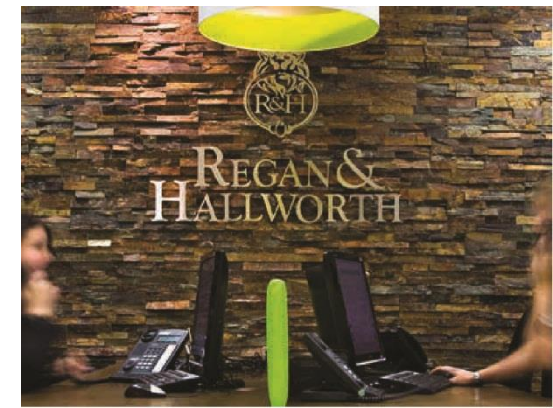
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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