

14, Hazelhurst Grove, Ashton-In-Makerfield, WN4 8RH



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Impressive individual detached home offering in excess of 1600 SQFT & boasting a spacious plot.



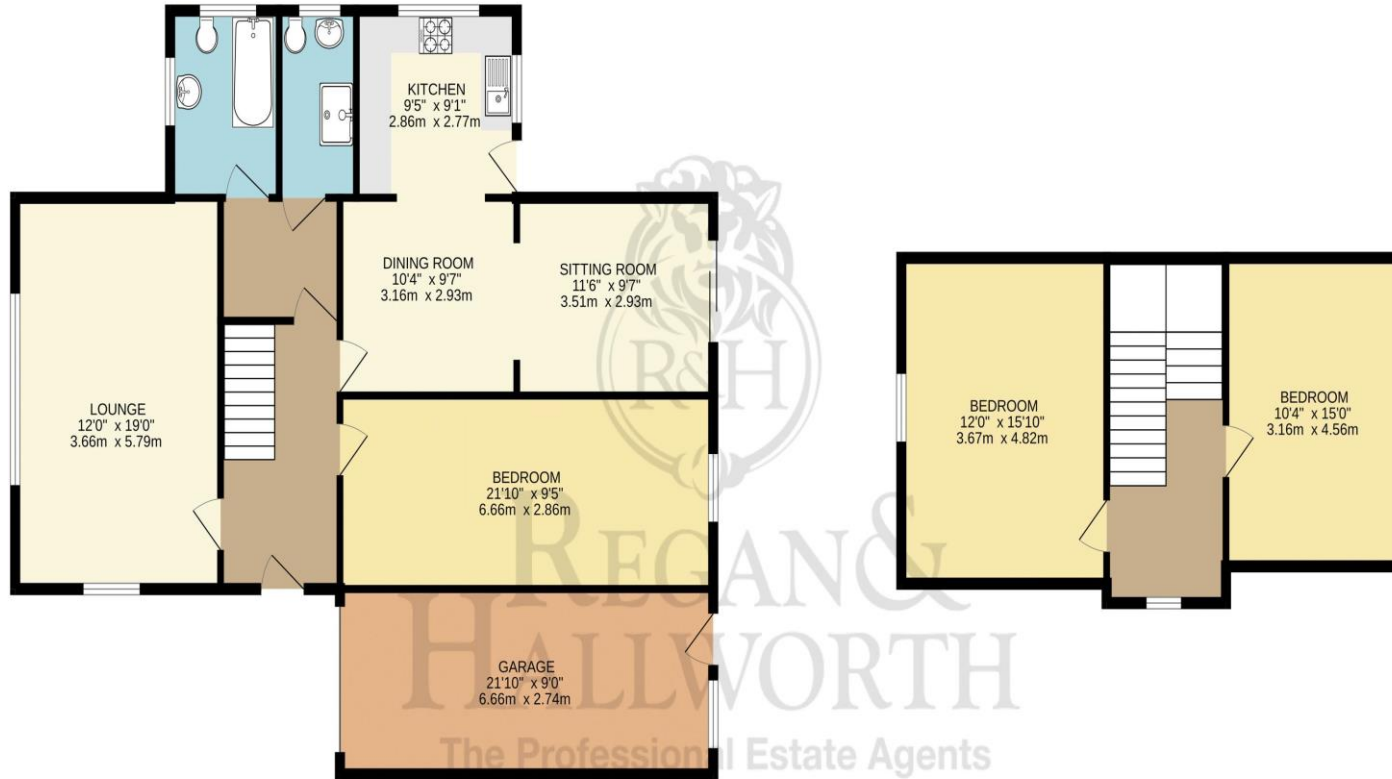
- Spacious detached home
- Quiet cul-de-sac setting
- Impressive amount of floorspace
- Sunny westerly rear aspect
- 3 bedrooms / 3 reception rooms
- Secluded position
- Generous & mature garden
- 1620 SQFT

Enviably tucked away in a quiet little cul-de-sac setting & occupying a generous & private plot - this spacious detached family home provides a sizeable 1620 square feet of living space and internal inspection is highly recommended. Ideal for a growing family seeking genuine value for money the home in brief comprises; a main hallway, generous front lounge, a large rear ground floor bedroom, dining room & sitting room plus a fitted kitchen. There is also a stylish fitted bathroom suite plus a separate shower room too. Upstairs, there are two particularly large double bedrooms.

Externally, the home rests on a generous overall plot, the rear garden in particular is a real highlight - mature, private & well stocked, the setting is notably quiet as the house sits alongside playing fields. To the front there is a large driveway which leads to an attached garage plus a mature front garden too. Hazelhurst Grove itself is a quiet, residential setting positioned just off Bolton Road in Ashton. With the centre of Ashton a short walk away & the M6 motorway a 5 minute drive, the property enjoys the perfect balance of being within touching distance of Ashton's local amenities yet in a notably quiet area. Early viewings are essential on this spacious family home. FREEHOLD. Council Tax Band D.





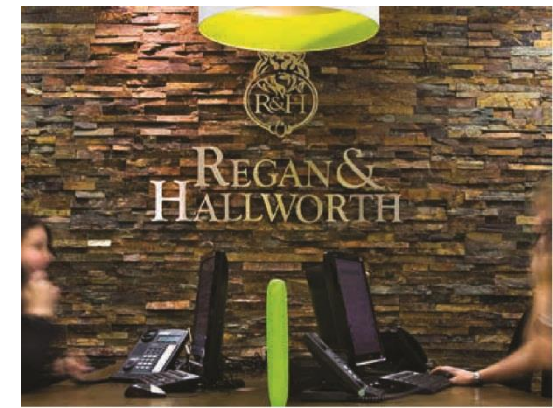


TOTAL FLOOR AREA : 1620 sq.ft. (150.5 sq.m.) approx.

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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