

FOR SALE

13, Alexandra Road, Ashton-In-Makerfield, WN4 8LG

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

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1996



## 13, Alexandra Road, Ashton-In-Makerfield, WN4 8LG

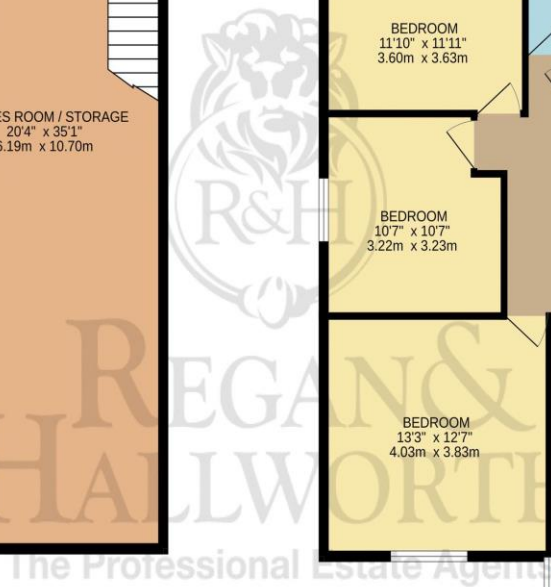
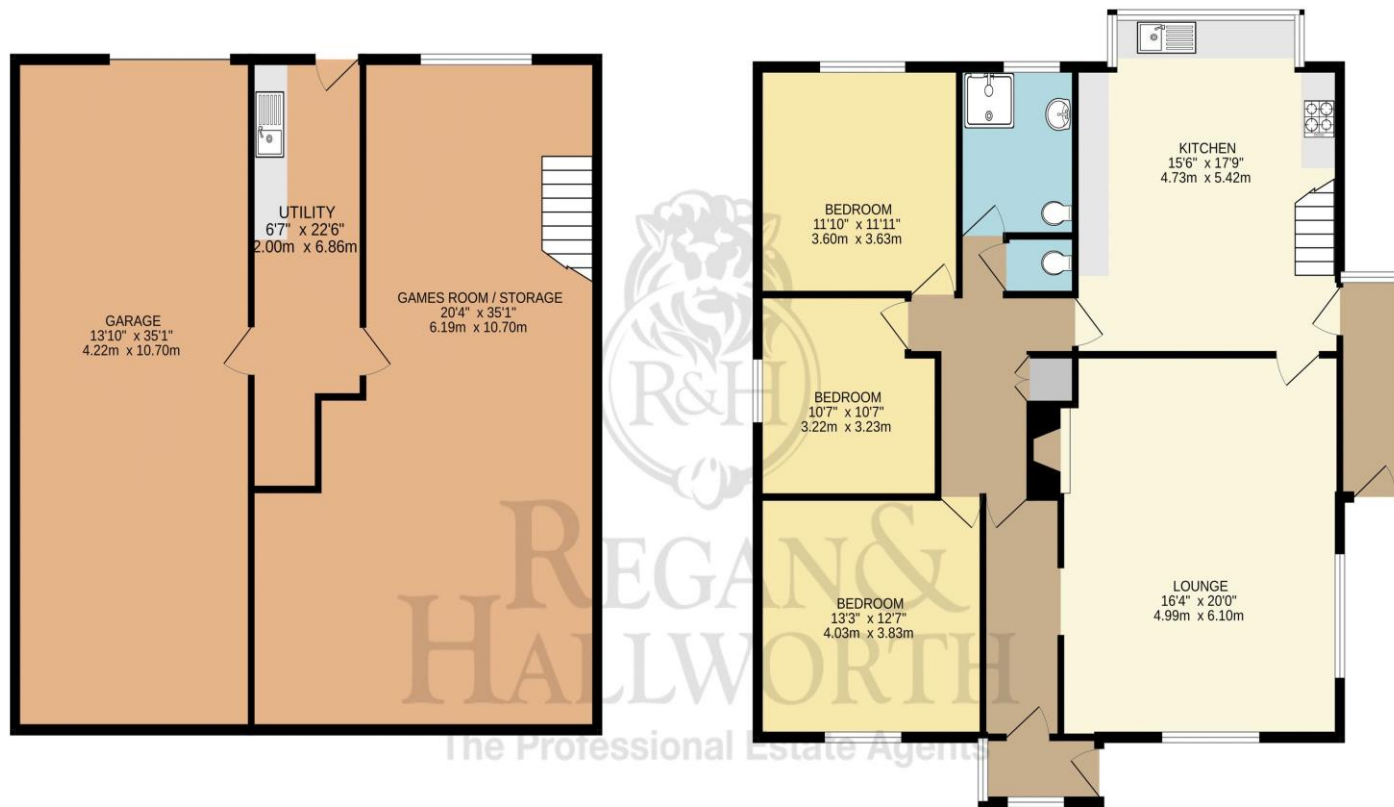
*Outstanding detached three bed bungalow sat on an extremely large plot in Ashton in Makerfield.*



- Outstanding detached bungalow
- Large and versatile reception rooms
- Modern family shower room / cloak room wc
- NO ONWARD CHAIN
- Sat on an approximate 0.90 acre plot
- Three large double bedrooms
- Large gardens / driveway / garage
- 2491 SQ. FT.

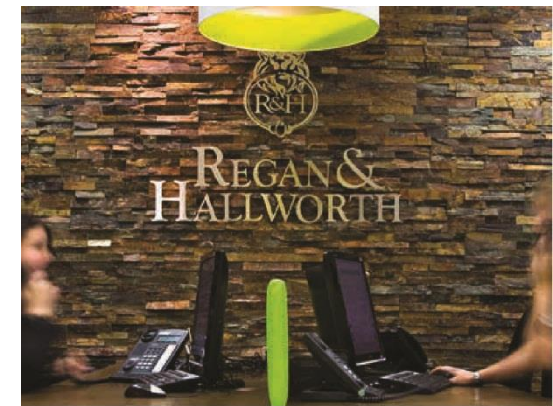
This is a rare and exciting opportunity to purchase a large, detached bungalow which is sat on an extremely large plot ( approximately 0.90 acres ) in the ever-popular area of Ashton In Makerfield. Alexandra Road is offered for sale with NO ONWARD CHAIN and would make an ideal family home or a home for someone who is looking for a property with land. The property is situated close to amenities and the town centre, outstanding schools for all ages, great public transport links and is just a short drive from several major motorway networks. Alexandra Road boasts just shy of 2500 square feet of accommodation which in brief comprises storm porch to the front and side, spacious entrance hallway, large formal lounge / sitting room located to the front of the property with an equally large open plan kitchen / dining room located to the rear overlooking the gardens and land. There is a modern, centrally located family bathroom with shower unit, wc and sink and then a separate cloak room wc. On the left-hand side of the property there are two large double bedrooms, one to the front and the other to the rear with a third slightly smaller double bedroom which is centrally located. Stairs from the kitchen / dining room lead down to a large open plan games / gym / storage room, a centrally located utility room and then a large, 35-foot-long garage, door then leads out onto the rear patio, driveway then out onto the gardens. Externally the property is set back from the road and is surrounded by mature hedges and well-maintained lawn with a driveway which leads down the side and then to the rear of the property for garage access. To the rear there is a large hard standing patio area and then the extremely large gardens surrounded by mature trees making it an extremely private piece of land. Internal inspection of this superb property is highly recommended to fully appreciate the size of the house and the size of the plot its sat on.





TOTAL FLOOR AREA : 2491 sq.ft. (231.4 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.  
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**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.

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