

FOR SALE

Oakwood Lodge, 21 Liverpool Road, Ashton-In-Makerfield, WN4 9LP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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Oakwood Lodge, Liverpool Road, Ashton-In-Makerfield, WN4

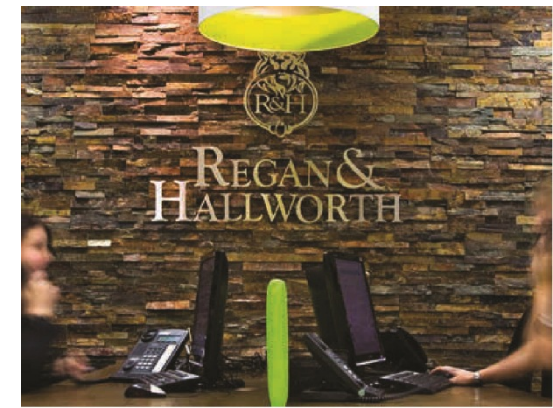
Substantial individual detached bungalow offering in excess of 2500 SQFT.



- Individual detached bungalow
- Astonishing amount of floorspace
- Substantial overall plot
- Sunny south facing aspect
- 4 bedrooms / 3 reception rooms
- Beautiful internal presentation
- Highly prized main road setting
- 2592 SQFT

Enviably located along the prestigious Liverpool Road & resting within a generous overall plot that brims with eye-catching kerb appeal - Oakwood Lodge is a substantial, individually built detached bungalow that is unlike anything else available on the market right now. Interestingly, the property itself rests on one of the entrances to the Old Lord Gerrard Hall & internally totals an impressive 2592 square feet of living space including a large double garage which provides potential for a home office / place to run a business from. The property was built by the current owners to exacting standards back in 2001 & boasts a wonderful rosemary tiled roof and striking design. Predominantly set across the ground floor, the home does also have a large bedroom upstairs too (with potential to easily create a second upstairs bedroom & even an en-suite should clients wish) The home is beautifully presented & elegantly decorated throughout, comprising in brief of; a large welcoming entrance hallway with wc / cloaks, a beautiful main lounge with feature fireplace & French Doors that lead into a sitting room & in turn a rear garden room. There is a superb fitted kitchen which is finished with granite worktops, a range of quality integrated appliances & spot lighting. Beyond the kitchen is a useful utility room. There are three bedrooms on the ground floor, with the impressive master bed benefiting from an en-suite & fitted units, plus there is a large 4-piece family bathroom. Upstairs, provides an additional bedroom plus study area off the landing. Externally the plot is similarly impressive; the front boasts a very sizeable driveway to the front & side with access to the double detached garage, whilst to the rear, the home has a superb, private and mature plot which enjoys a sunny, south facing aspect & various patio areas for sitting out. Locally, the home conveniently rests just a stone's throw to the M6 motorway, plus the area's various shops, excellent schools & Ashton Town Centre itself. Viewings are essential.





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TOTAL FLOOR AREA : 2592 sq.ft. (240.8 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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