

FOR SALE

8, Moorland Road, Ashton-In-Makerfield, WN4 8XQ

 **REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

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1996



## 8, Moorland Road, Ashton-In-Makerfield, WN4 8XQ

*An extended & fully renovated semi-detached bungalow boasting breathtaking views to rear.*

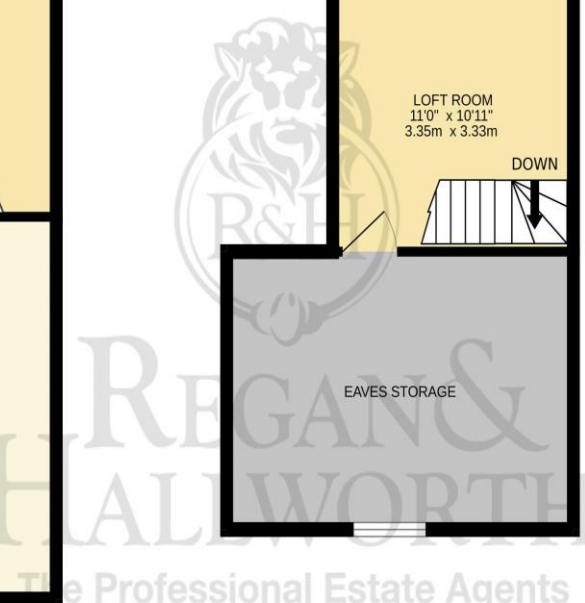
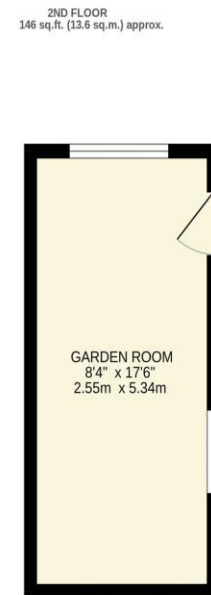
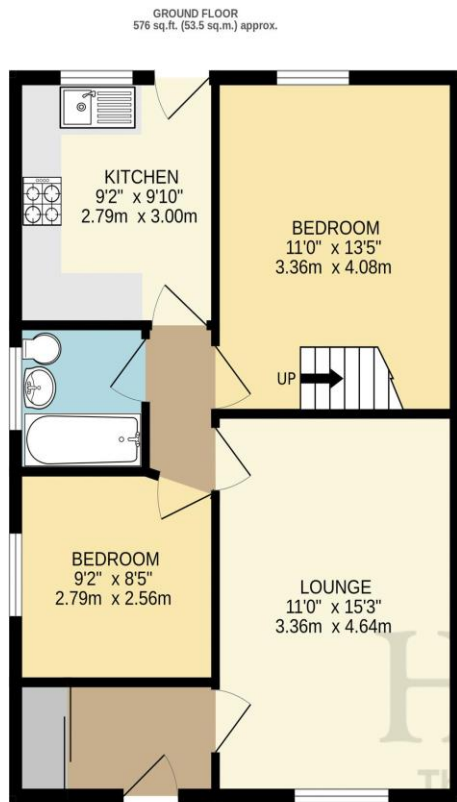


- Extended & fully renovated bungalow
- Two ground floor bedrooms
- Gorgeous open countryside views
- Insulated garden room / office
- Dormer extension with loft room
- New fitted kitchen & bathroom
- South facing garden & ample parking
- 1018 SQ.FT. in total

Immerse yourself in the tranquil beauty of the countryside with this exquisitely renovated semi-detached bungalow, boasting breathtaking south facing views across open fields. Tucked away on a quiet residential street close to the vibrant centre of Ashton-in-Makerfield, this property is an idyllic sanctuary for those seeking a spacious retreat close to nature whilst also needing to be close to shops, local amenities and motorway networks. Originally crafted as a two-bedroom haven, this home now also features a charming dormer extension, adding an enchanting upper-level room perfect as a cozy guest bedroom or a serene study, offering inspiring views from its elevated vantage point. The ground floor level welcomes you with a hospitable hallway, complete with practical storage solutions, leading to a lounge that radiates warmth, highlighted by an attractive fireplace. An internal hallway connects you to the heart of the home, where you'll find two generously sized bedrooms, a chic, fully tiled bathroom, and a modern kitchen outfitted with the latest fittings. Step outside to discover a secluded garden room, insulated and designed to double as a home office, where you can work or relax while taking in the stunning landscape. The interior has been meticulously overhauled by the current owners, with comprehensive updates including all-new electrical wiring, heating systems, lighting, and flooring. To truly grasp the exceptional standard of living and the remarkable setting this home provides, a viewing is not just recommended—it's essential.

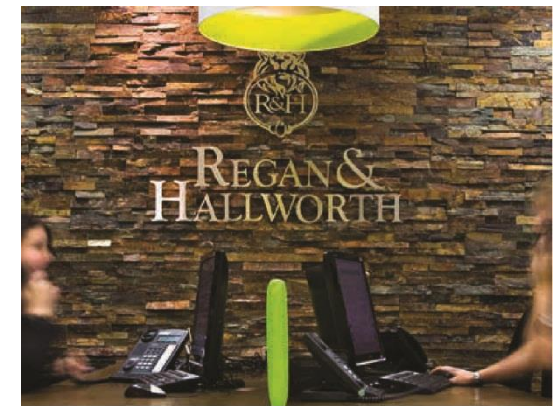






TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

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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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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