

FOR SALE

29, Kielder Close, Ashton-In-Makerfield, WN4 0JR

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Comprehensively upgraded four-bedroom detached home with lovely open views to rear.



- Stylish 4 bed detached house
- Landscaped gardens not overlooked
- Sleek open plan kitchen diner
- 2 luxury bathrooms & ground fl WC
- Lovely open views to rear
- Exclusive cul-de-sac location
- Conservatory & separate utility room
- 1421 SQ.FT.

Regan & Hallworth are thrilled to present a unique opportunity to acquire a chic, comprehensively upgraded four-bedroom detached home, situated in a serene cul-de-sac with unobstructed rear views. Discovering modern detached homes with such expansive views is a rarity, hence we suggest prompt viewings which are sure to impress. The allure of this home extends beyond its prime location. The interior boasts a generously sized four-bedroom layout that has undergone significant enhancements, including a beautifully reimagined open-plan design at the rear which seamlessly integrates a kitchen diner, family room, and conservatory, all offering panoramic views of the exquisite, meticulously landscaped gardens. These gardens feature inviting patio spaces perfect for outdoor leisure and dining, ensuring privacy and bordering open fields at the back. The ground floor hosts an ample lounge with a distinctive bay window capturing the cheerful southern light, an inviting entrance hall, a sizable utility room, and an elegant WC. The upper level comprises four well-appointed bedrooms, an ensuite, and a family bathroom. Both bathrooms are exquisitely presented and recently updated with sumptuous finishes. Situated on Kielder Close, a coveted and exceptionally tranquil cul-de-sac, properties here seldom enter the open market. The location is ideal for families, with outstanding local schools and easy access to transport networks like the M6, along with a variety of amenities. To truly appreciate what this home has to offer, viewing is imperative.



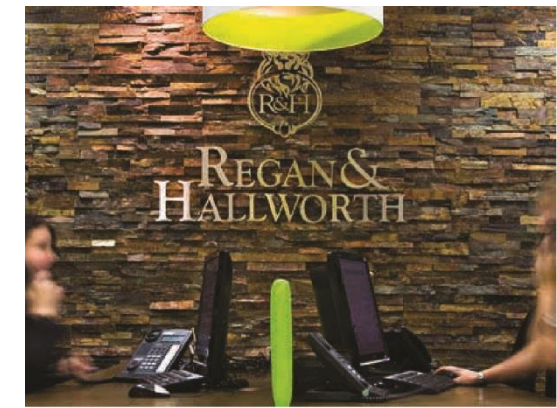


TOTAL FLOOR AREA : 1421 sq.ft. (132.0 sq.m.) approx.

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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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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