

10, Ashland Avenue, Ashton-In-Makerfield , WN4 9SP



## 10, Ashland Avenue, Ashton-In-Makerfield , WN4 9SP

*Excellent three bed, bay fronted end terrace home with gardens and large garage.*



- Exceptional bay fronted end-terrace home
- Modern fitted kitchen with cooker
- Three good sized bedrooms
- Close to schools and amenities
- Two superb sized reception rooms
- Family bathroom with shower
- Front and rear gardens and garage
- 981 SQ. FT.

Located along the ever-popular Ashland Avenue in Ashton-In-Makerfield sits this impressive, garden and bay fronted period end terrace home. The property has been finished to a superb standard offering deceptively spacious accommodation along with large garage / workshop to the rear.

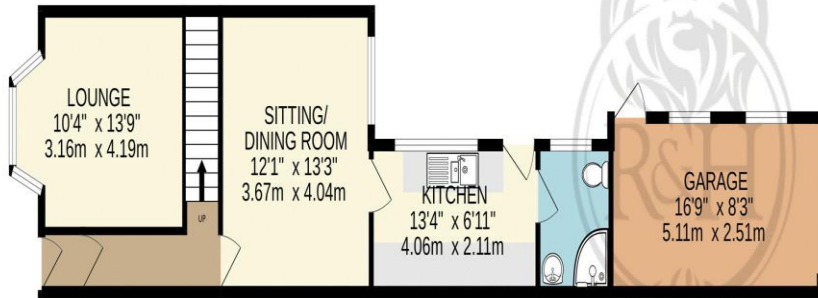
Ashland Avenue is sat close to local amenities and the town centre, outstanding schools for all ages, great public transport links and is just a short drive to several major motorway networks. Internally the accommodation briefly comprises of entrance hallway, formal lounge / sitting room located to the front with bay window, large separate dining room / second sitting room to the rear, modern fitted kitchen offering a range of wall, base and drawer units and then a family bathroom comprising of wc, sink unit and corner shower unit. Up on the first floor there is a large master double bedroom located to the front of the property with two good sized single bedrooms located to the rear.

Externally Ashland Avenue has a yard style garden to the front and to the rear with parking to the front and garage to the rear. Internal inspection is highly recommended to truly appreciate the deceptive size, great finish and outstanding location.

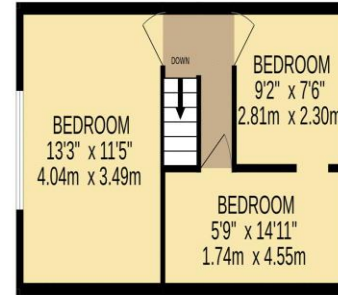




GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



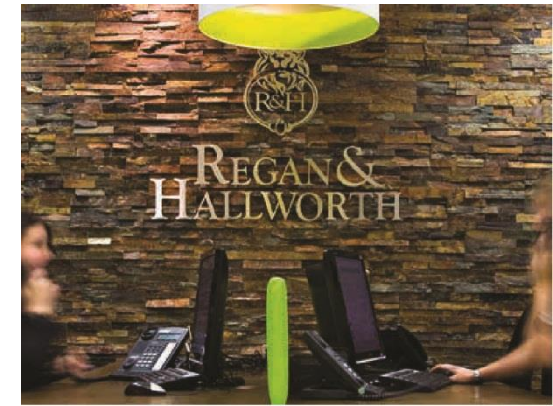
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TOTAL FLOOR AREA : 981 sq.ft. (91.2 sq.m.) approx.

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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