

**FOR SALE**

239, Downall Green Road, Ashton-In-Makerfield, WN4 0LY

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

ESTD  
1996



## 239, Downall Green Road, Ashton-In-Makerfield, WN4 0LY

*An extended & much-improved semi-detached family home.*

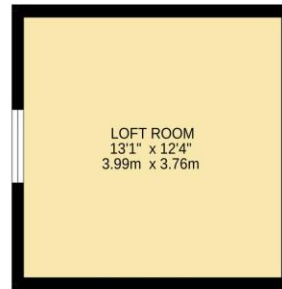
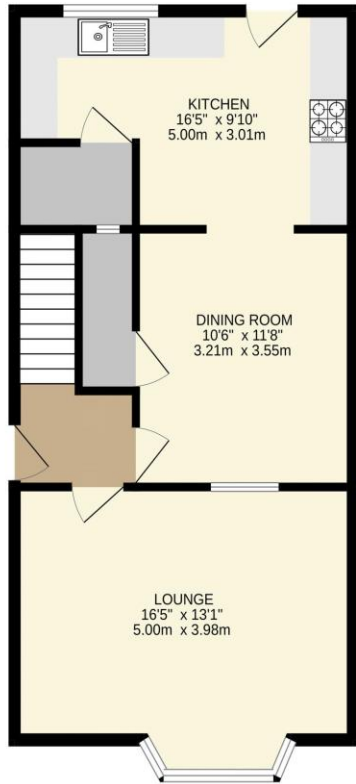


- Significantly extended
- Two reception rooms
- Ensuite & modernised family bathroom
- Ample off road parking
- 3 bedroom & converted loft room
- Spacious kitchen diner
- South facing garden not overlooked
- 1168 SQ.FT.

This distinctive semi-detached home has undergone several notable extensions and significant upgrades, resulting in extensive accommodation that surpasses the size of many three-bedroom counterparts. A substantial two-storey extension to the rear has added considerable square footage, incorporating a full-width kitchen diner and a staircase leading to a converted loft room. This transformation has created a spacious 3/4 bedroom family home. The main entrance, discreetly located to the side, opens into a welcoming entrance hallway. This leads into a spacious front lounge featuring a bay window and a charming fireplace. Adjacent to the lounge is a separate dining/sitting room, which seamlessly connects to a farmhouse-style kitchen diner. Upstairs, you will find two double bedrooms, both equipped with fitted wardrobes. One of these bedrooms benefits from an ensuite bathroom. Additionally, there is a single bedroom/study with a built-in loft bed, and a recently upgraded family bathroom. A fixed staircase on the landing provides access to a converted attic room, offering additional versatile space. Externally, the rear enclosed garden is not overlooked and enjoys a sunny south facing aspect. Very private it has been fully landscaped to provide a serene outdoor retreat. The front garden has been block paved to offer ample off-road parking. Other benefits of this home include full double glazing and gas central heating, ensuring comfort and energy efficiency throughout the year.

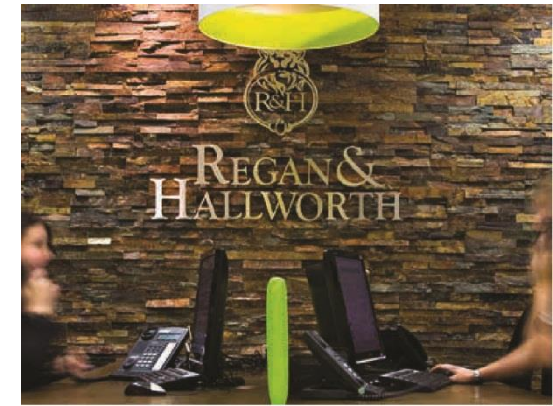






TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

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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