

FOR SALE

3, Willowfield Grove, Ashton-In-Makerfield, WN4 9NN

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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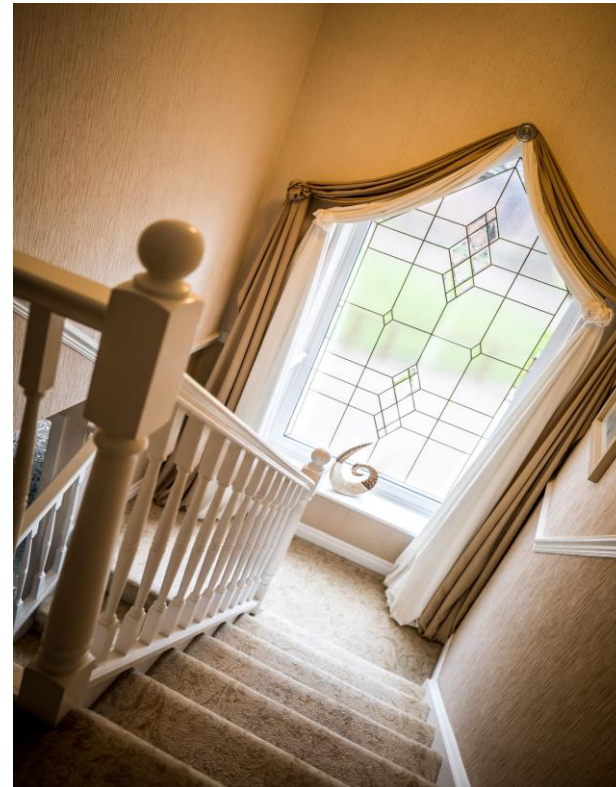
Wonderful detached home with substantial plot and picturesque waterside setting.



- Substantial executive detached home
- Peaceful corner position
- Picturesque waterside setting
- Highly prized development
- 4 bedrooms / 3 reception rooms
- Spacious 1 / 4 acre plot
- Views across Crompton's Pond
- 2507 SQFT

Tucked away in the corner of Willowfield Grove, a stunning & exclusive little development of just 16 executive style homes set in the highly sought after area of Ashton-In-Makerfield - this exceptional family home comfortably enjoys the best spot and plot, positioned enviably right in the corner of the close & boasting wonderful views across the picturesque Crompton's Pond to the rear. Houses of this quality and benefiting from this kind of setting rarely come on the market here, so early inspection is absolutely essential. The property has been beautifully maintained over the years and is set across two floors, totalling a very sizeable 2507 square feet of living space that in brief; a porch with entrance hallway and wc / cloaks, three reception rooms including a home office / study, generous rear lounge & dining room, an impressive kitchen diner which leads into a useful utility room then provides access internally into the double garage. At the rear of the home is a stunning, full-width conservatory which enjoys wonderful views of the rear garden and pond. Upstairs, there are four generously sized bedrooms plus a high spec luxury family bathroom suite. Even though the property is of considerable size, there is potential here to extend over the garage and provide even more living space (interestingly our clients actually had planning permission to do this some years ago). Externally the plot and outlook here are really key features of the property. The home is set back from the road in a corner position behind a spacious block-paved driveway which gives access to the double garage. The plot in total measures approximately 1 / 4 acre & the rear garden is simply stunning - mature, private & well stocked, there are pathways that lead down to the pond at the bottom & our clients have installed various decked patio and seating areas to enjoy the idyllic setting. Early viewings are absolutely essential to appreciate the wonderful setting here. FREEHOLD. Council Tax Band G.





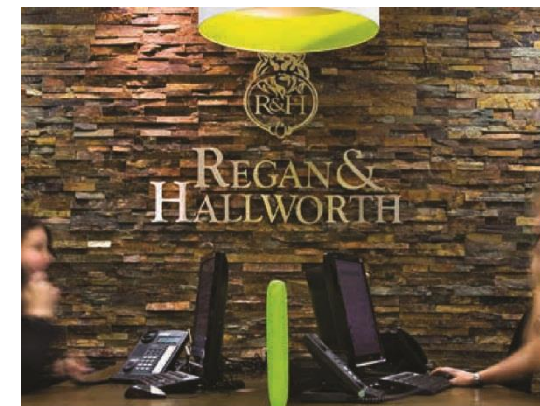


TOTAL FLOOR AREA : 2507 sq.ft. (232.9 sq.m.) approx.

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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