

FOR SALE

5, Smallshaw Close, Ashton-In-Makerfield, WN4 9LW

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD 1996



5, Smallshaw Close, Ashton-In-Makerfield, WN4 9LW

Stunning executive detached home offering almost 2000 SQFT of living space.



- Stunning executive detached
- Generous amount of floorspace
- Sleek en-suite & bathroom
- Double detached garage
- 4 double bedrooms
- Highly prized cul-de-sac setting
- Spacious mature plot
- 1956 SQFT

Tucked away in a lovely quiet cul-de-sac setting & occupying an impressive corner position in one of the best spots on the close, this stunning executive detached family home is positioned on one of Ashton's most sought-after developments & early viewings are absolutely essential. Set across two floors & totalling almost 2000 square feet of living space - this eye-catching residence is set behind a much larger than average plot & is brimming with kerb appeal. Ideal then for any growing families in need of lots of space, internally, the spacious accommodation has been much improved, with a quality of finish being particularly impressive. In brief the home comprises; a welcoming hallway with wc / cloaks, sleek oak & glass staircase & trendy herringbone floor (which runs through most of the ground floor), a main lounge with elegant feature fireplace, a sitting room, conservatory with insulated roof & glass panel plus a modern fitted kitchen with granite worktops, breakfast bar & a range of integrated appliances. Upstairs, there are four generous double bedrooms with a sleek en-suite to the master plus a fully tiled luxury principal shower room. Externally the gardens & plot are another real feature of the home. The gardens are notably private & extend to the front & rear, with the rear being mature, beautifully maintained & well stocked. There is a large Indian Stone patio for sitting out too. To the front is a large driveway which provides parking for numerous vehicles & gives access to a double detached garage. Smallshaw Close itself features a range of executive style detached houses and has long since established itself as one of the area's most desirable settings, perfectly located for the M6 motorway and within the catchment of some of Wigan's best performing schools. Viewings are highly recommended.



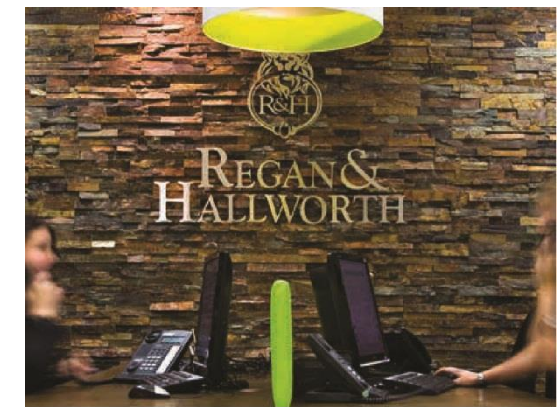


TOTAL FLOOR AREA : 1956 sq.ft. (181.7 sq.m.) approx.

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.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com