

**FOR SALE**

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

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

ESTD  
1996





## 15, Smallshaw Close, Ashton-In-Makerfield, WN4 9LW

Stunning, individual detached family home available chain free and offering 2722 SQFT.



- Unique architect designed home
- Astonishing amount of floorspace
- Sleek, newly installed kitchen
- Available chain free
- 6 bedrooms set across 3 floors
- Highly coveted cul-de-sac setting
- Sunny south facing plot
- 2722 SQFT

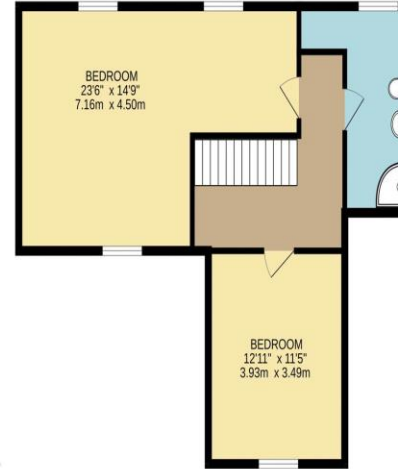
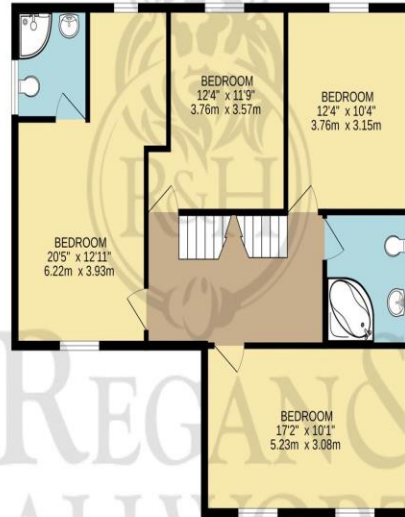
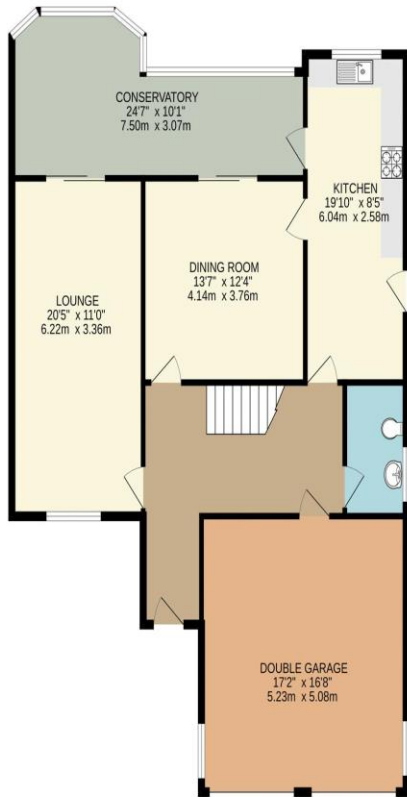
Enviably positioned within the highly sought after Smallshaw Close, just off Liverpool Road in Ashton & offered to the market with the added benefit of no chain delay - this individual, architect designed detached family home is not only brimming with instant kerb appeal, it also boasts a well planned & very family-friendly layout that provides an astonishing 2722 square feet of living space. Ideal then for any growing families in need of more space, the home is arranged across three floors and has benefited from newly laid carpets & floors both upstairs & downstairs. In brief this superb home comprises; a welcome entrance hallway, large 20ft main lounge with access into the stylish rear conservatory which boasts a quality insulated roof, a rear dining room which then leads into the stunning, newly installed fitted kitchen diner. Off the hallway there is also access into the large double garage (which has the potential to be converted into further living space / home office, should any clients wish). Upstairs to the first floor there are four double bedrooms, with an en-suite to the master bed plus a family bathroom suite, whilst the second floor provides a further two generous bedrooms and a shower room off the landing. Externally, the gardens & plot here are another key feature of the home with the plot extending to the front & rear. The rear is private & boasts a decked patio area plus lawn and considerable privacy. Furthermore, the rear benefits from a sunny, south facing aspect too. To the front is substantial block paved driveway which provides ample off road parking & access to the spacious double garage. The home is warmed by gas central heating and the boiler is only 18 months old, plus the windows are all upvc triple glazed. Locally, the home conveniently rests just a stone's throw to the M6 motorway, plus the area's various shops, excellent schools & Ashton Town Centre itself. Viewings are essential. FREEHOLD. COUNCIL TAX BAND F. No chain delay.







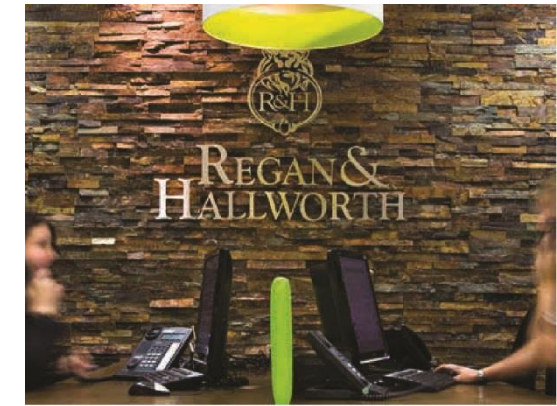




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TOTAL FLOOR AREA : 2722 sq.ft. (252.9 sq.m.) approx.

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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