

FOR SALE

9, Talman Grove, Ashton-In-Makerfield, WN4 8XW

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



9, Talman Grove, Ashton-In-Makerfield, WN4 8XW

Spacious 5 bed detached house in a peaceful cul-de-sac boasting open rural aspects to front.



- Executive detached house
- Converted ground floor bed
- Pleasant aspects to front
- Driveway parking for 4 cars
- Four 1st floor bedrooms
- Prime location in quiet cul-de-sac
- Generous private rear garden
- 1324 SQ.FT.

This spacious detached family home is located in the desirable Manor Park Estate, within a peaceful cul-de-sac boasting open rural views at the front. Comprising five bedrooms, a key feature is a professionally converted ground floor bedroom perfect for modern families. The prime location is near towns, top schools, public transport, and motorway networks for easy commuting.

The versatile layout includes an entrance hallway, a fully fitted kitchen with grey high gloss units, and a separate utility area. A spacious light-filled lounge has French doors overlooking a beautiful rear garden whilst a flexible second reception room ideal as an office, dining area, or snug. On the first floor there are four large double bedrooms, including a master with an en-suite, and a tiled 3-piece family bathroom with a shower over the bath.

The exterior features a 4-car driveway and a fully stocked rear garden, providing privacy perfect for outdoor entertainment. The loft is boarded for extra storage and is accessible via a pull-down loft ladder.

Other advantages of this lovely home includes front Views that enjoy far-reaching views over scenic rural fields and a quiet cul-de-sac ideal for those seeking peace and quiet or a safe area for children to play. This charming home combines convenience with tranquillity, making it a perfect haven for families.







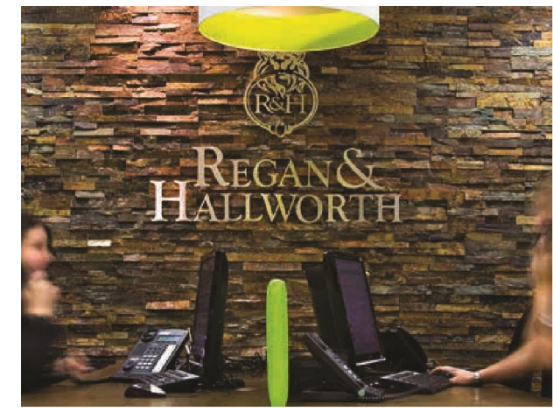
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TOTAL FLOOR AREA : 1324 sq.ft. (123.0 sq.m.) approx.

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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