

FOR SALE

14, Old Hall Drive, Ashton-In-Makerfield, WN4 9NA



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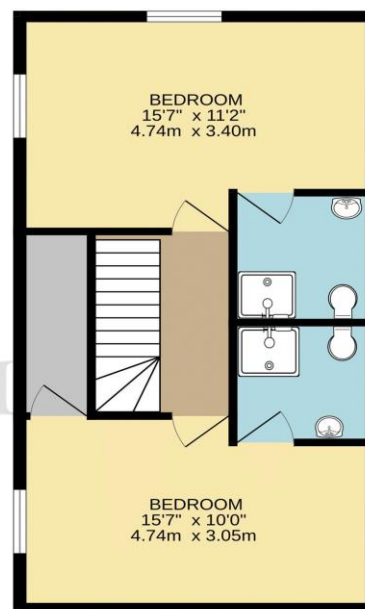
Stunning, detached family home offering a generous 1571 SQFT of living space.



- Stunning detached home
- 3 x sleek new bathroom suites
- 2 bedrooms with en-suite
- Beautiful, mature & private garden
- 4 bedrooms / 3 reception rooms
- Impeccably presented throughout
- Highly prized residential setting
- 1571 SQFT

Enviably located along the sought after Old Hall Drive, a hugely popular residential setting just off Liverpool Road in Ashton - this immaculately presented detached family home is finished to a particularly high standard throughout and internal inspection is highly recommended. Having been completely renovated by the current owners over recent years, the property has also been cleverly extended & remodelled from its original design and turned into a substantial family home that now totals a generous 1571 square feet of impeccably maintained living space. Ideal then for a growing family seeking something they can simply move straight into, the home in brief comprises; a main hallway, two ground floor bedrooms (one of which is currently a home office & the other a walk-in wardrobe with quality fitted furniture). There is generous, L-shaped rear lounge / diner which has been freshly decorated & boasts new feature panelled walls. Beyond the lounge is a spacious rear conservatory with pleasant views of the garden & access into the garage, plus there is a modern, fitted kitchen. There is also a sleek, brand new, principal bathroom suite which is notably large. Upstairs, there are two immaculate double bedrooms, both of which benefit from sleek, newly installed en-suites too. Externally, the property is brimming with instant, eye-catching kerb appeal courtesy of the smart, anthracite windows & new Upvc cladding. The home rests on a generous overall plot, with the rear garden in particular is a real highlight - mature, well maintained & private. The rear also enjoys a westerly orientation and therefore lots of late sun. To the front there is a driveway which leads to an attached garage. The setting itself is a quiet, residential area positioned just off Liverpool Road in Ashton. With Junction 24 of the M6 a short drive away & the centre of Ashton only half a mile away, the property enjoys the perfect balance of being within touching distance of Ashton's local amenities yet in a notably quiet area close to pretty walks and the picturesque Crompton's lake. Early viewings are essential on this quite stunning family home.





TOTAL FLOOR AREA : 1571 sq.ft. (145.9 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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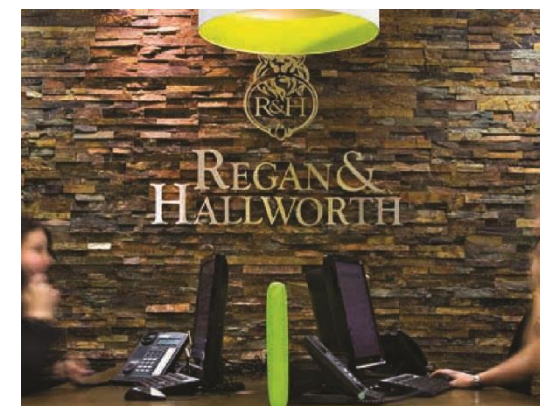
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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