

**FOR SALE**

324, Bryn Road, Ashton-In-Makerfield, WN4 8BS

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

ESTD  
1996





## 324, Bryn Road, Ashton-In-Makerfield, WN4 8BS

*Stunning, immaculately finished property offering a generous 1313 SQFT of living space.*



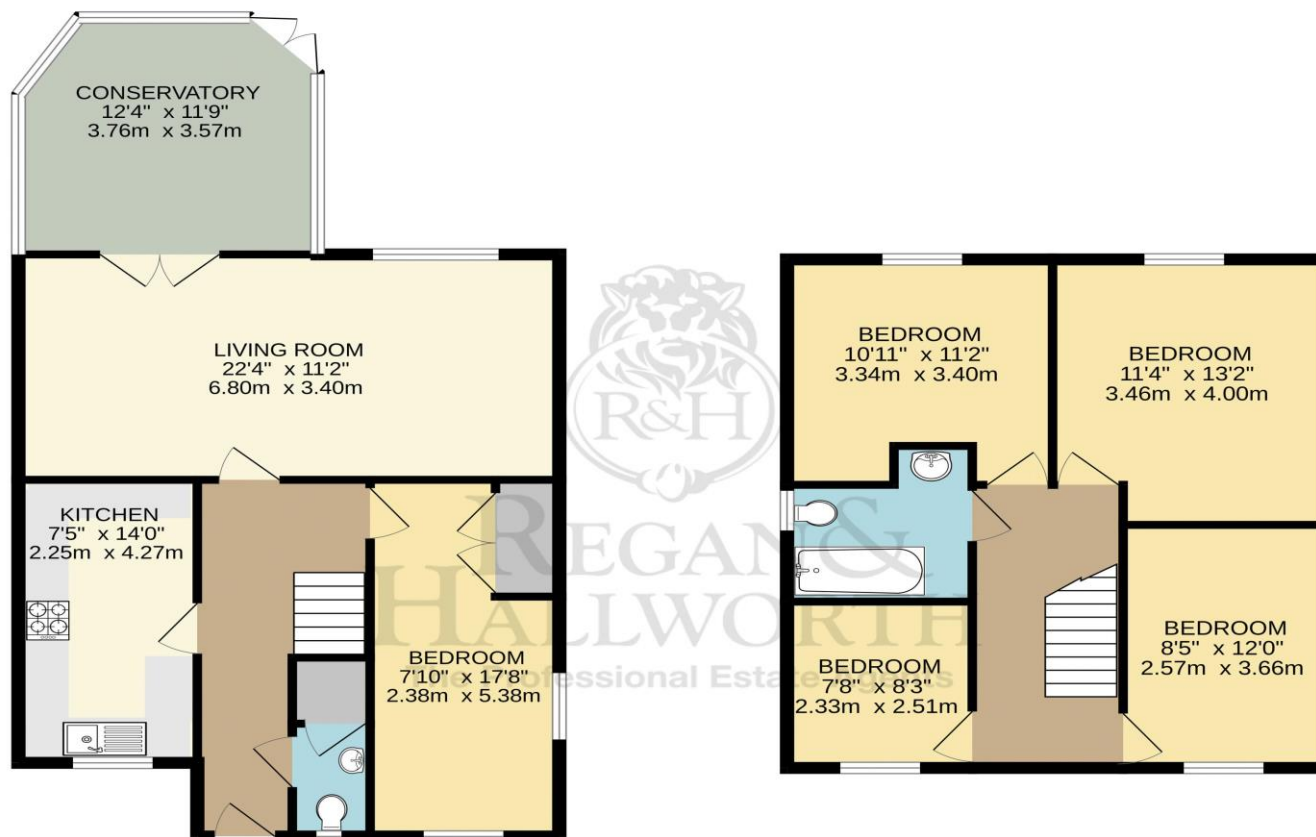
- Stunning detached family home
- Immaculately presented throughout
- Popular main road setting
- Sunny, south-westerly aspect
- 5 bedrooms / 1 reception room
- Superb fitted kitchen & bathroom
- Beautiful landscaped gardens
- 1313 SQFT

Exceptionally finished throughout and boasting numerous improvements & alterations that have combined to create a truly stunning family home - this stylish, detached property offers a generous 1313 square feet of sleek, contemporary living space that requires viewing to be fully appreciated. The home has undergone considerable change over recent years to create a level of finish & design that should prove popular with modern buyers' tastes. The quality of finish from top to bottom here is genuinely impressive and in brief the property comprises; a hallway with upgraded wc / cloaks, a stunning fitted kitchen which is finished with solid wood worktops, spot lighting & a range of integrated appliances. There is a possible ground floor bedroom / potential home office, plus a beautiful 22ft rear lounge / diner with access into the smart rear conservatory which boasts an insulated roof & external composite tiles. Upstairs, there are four good sized & beautifully presented bedrooms, with the master boasting a lovely feature panelled wall & fitted units, plus there is a stunning principal bathroom suite with free standing roll top bath. Externally, the gardens to the front and the rear have all been professionally landscaped, with the rear taking in a sunny, south-westerly orientation & therefore lots of late afternoon sun. The rear is conveniently low maintenance, with a patio area plus synthetic lawn. To the front, there is ample off road parking via the double driveway & considerable frontage. Locally the home conveniently rests within the catchment for the area's excellent schools, numerous amenities plus the M6 motorway links. Internal inspection is therefore highly recommended on this exceptional family home.









TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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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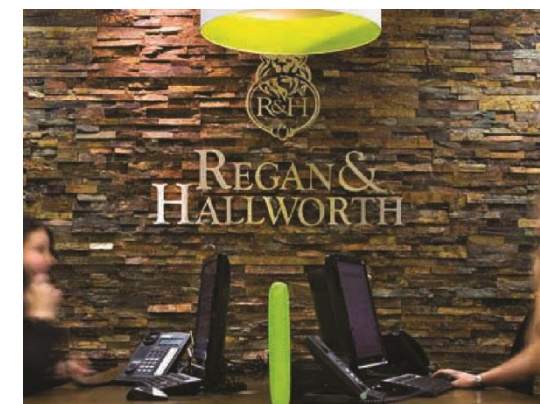
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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