

FOR SALE

34, Lincoln Drive, Ashton-In-Makerfield, WN4 9HT

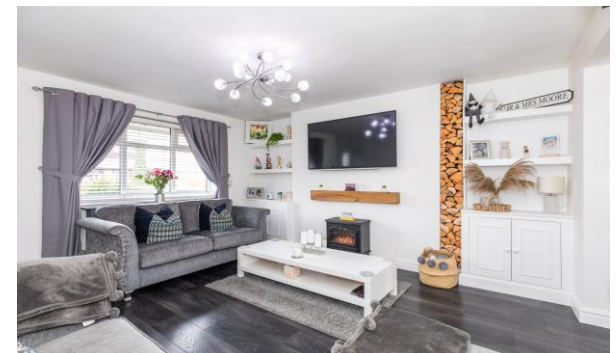
REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



34, Lincoln Drive, Ashton-In-Makerfield, WN4 9HT

Superbly presented three bedroom semi detached house with south facing gardens

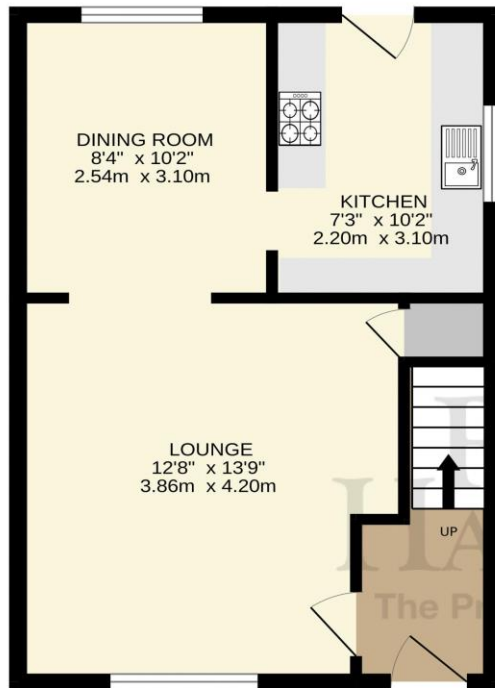


- Semi detached house
- Superbly presented
- Good sized gardens & driveway
- GCH & modern double glazing
- Three bedrooms
- Sleek recently updated bathroom
- South facing rear garden
- 743 SQ.FT.

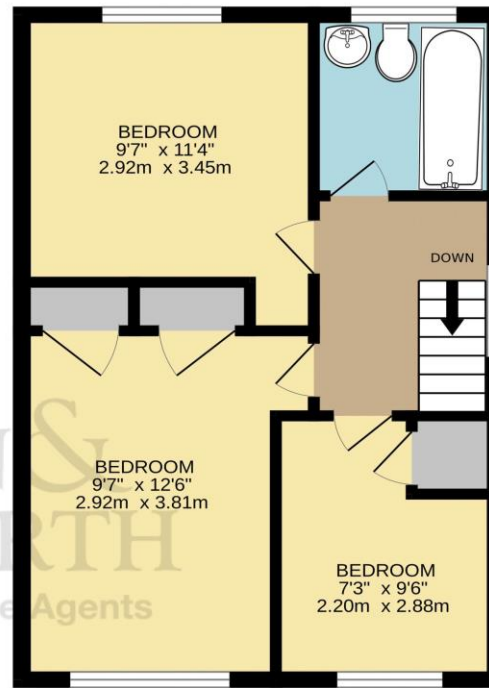
Regan & Hallworth are delighted to offer for sale this superbly presented three bedroom semi detached house located in a popular residential area within walking distance to Ashton town Centre and Ashton Heath which is a 7.9 hectare area of common land providing lovely walks. Having undergone a comprehensive scheme of modernisation by the current owners most of the house has been plastered and freshly decorated and presented in a contemporary neutral colour scheme. The principal bathroom has been recently upgraded and now features a sleek new bathroom and fully tiled walls. The house provides generously proportioned accommodation over two floors and comprises of a spacious lounge with feature fireplace and built in shelving leading open plan into dining area with access to the sunny south facing rear garden, fitted kitchen, three bedrooms and the family bathroom which has recently been updated. There are gardens to front & rear together with a driveway providing ample off road parking. Other highlights include gas central heating and modern double glazing. Houses always sell quickly in the area so we encourage buyers secure an early viewing to appreciate all this family home has to offer.



GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.1 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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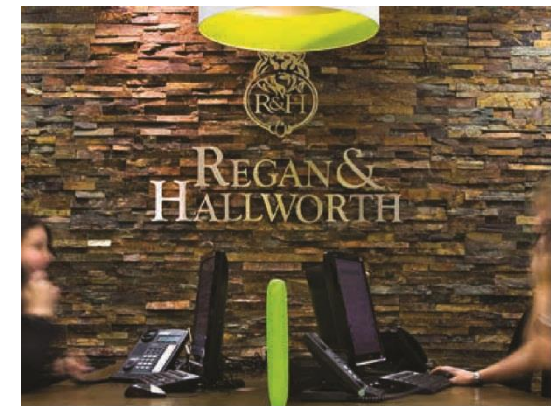
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The Property Ombudsman

LR Finance

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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