

41, Thirlmere Avenue, Ashton-In-Makerfield, WN4 8QP





## 41, Thirlmere Avenue, Ashton-In-Makerfield, WN4 8QP

*Superb, modern semi-detached home tucked away in a quiet little cul-de-sac in a popular area.*



- Samrt, semi-detached home
- Popular residential area
- Large block paved driveway
- Quiet cul-de-sac setting
- 3 bedrooms / 1 reception room
- Ideal starter home
- Sunny westerly rear aspect
- 884 SQFT

Enviably tucked away in quiet little cul-de-sac setting - this superbly presented semi-detached property would be ideal for a wide range of clients from any young professionals getting onto the property ladder, to anyone downsizing into a quiet highly prized area. The property itself is positioned on the pretty Thirlmere Avenue, a quiet & established little setting that is just off Alexandra Road & therefore within easy reach of Ashton's excellent schools, amenities plus the M6 motorway. Internally, the home is beautifully presented throughout, providing 884 square feet of lovely living space that in brief comprises; an entrance hallway, large main lounge, a modern fitted kitchen diner with access out onto the garden. Upstairs, there are three bedrooms plus a smart, fully tiled principal bathroom. Externally, the rear garden has a block-paved patio plus tiered lawns & benefits from a sunny, westerly aspect & therefore lots of late summer sun. To the front is a substantial block-paved driveway which provides ample off road parking, plus there is access to a detached garage at the rear. The home is warmed by gas central heating, with the boiler being new 12 months ago, plus all the Upvc windows were installed just 5yrs ago too. Early viewings are highly recommended on this superb home.









TOTAL FLOOR AREA : 884 sq.ft. (82.1 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.  
Made with Metropix ©2025



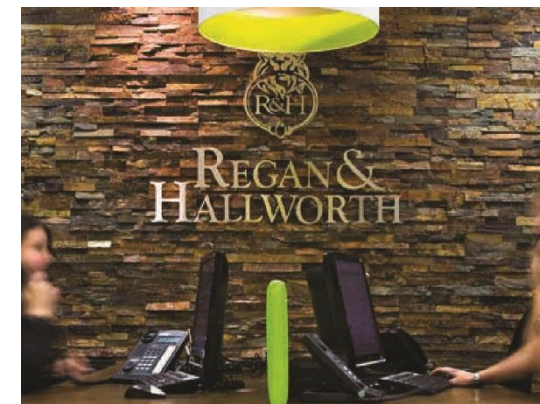
rightmove

onTheMarket.com

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.



#### WIGAN OFFICE

4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

#### STANDISH OFFICE

8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

#### PARBOLD OFFICE

5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com