

**FOR SALE**

62, Leyland Green Road, Ashton-in-Makerfield, WN4 0QJ

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

ESTD  
1996





## 62, Leyland Green Road, Ashton-in-Makerfield, WN4 0QJ

*Truly stunning, five bed detached home located along the ever-popular Leyland Green Road*



- Stunning detached family home
- Stunning open plan kitchen / dining room
- Family bathroom and two en-suites
- Close to schools and amenities
- Superb sized reception rooms
- Five good sized double bedrooms
- Gardens / Driveway / garage
- 2149 SQ. FT.

This is an exciting opportunity to purchase a truly stunning, five bed detached home located along the ever-popular Leyland Green Road in Ashton-In-Makerfield. The property has recently undergone a full transformation including large extension to the rear and new internal layout creating a large fifth bedroom and versatile accommodation. Set behind a walled small development of only three houses with open countryside to the rear this property would make an ideal family home given the easy access it offers to local amenities, outstanding schools for all ages, great public transport links, countryside walks and being just a short drive to several major motorway networks. Internally the property has been finished to the highest of standards throughout boasting just over 2100 square feet of versatile accommodation set over three floors. In brief the accommodation comprises of entrance hallway, utility room, cloak room wc, access into the integral garage, stairs leading to the first floor and the sub floor and then a large, master double bedroom suite with stunning views over the gardens and open countryside along with a modern fitted en-suite comprising of wc, sink unit and large walk-in shower. Up on the first floor the centrally located landing area open to give access to a second double bedroom located to the front with en-suite shower room, three more good sized bedrooms and a centrally located family bathroom comprising of wc, sink unit and shower unit. Down on the sub / garden level is the formal family area with a large lounge / sitting room which is open planned into a stunning kitchen / dining / breakfast room with bi-folding doors leading out onto the rear gardens. The kitchen offers a superb range of wall, base and drawer units along with integral appliances, spaces for a dining table and a feature vaulted room with windows in. Externally this amazing home occupies a superb overall plot, with the views across farmers' fields to the rear being a key feature of the home. The gardens have been professionally landscaped and comprise a large composite decked patio area with a range of well stocked borders to the sides and then steps lead down to a well-maintained lawn. There is also a purpose-built detached unit which would make an ideal home office or excellent gym. The property also sits on a north south line and benefits from lots of sun exposure. To the front is a large driveway with an integral garage. Early viewings are recommended to truly appreciate the deceptive size, outstanding finish and superb location.





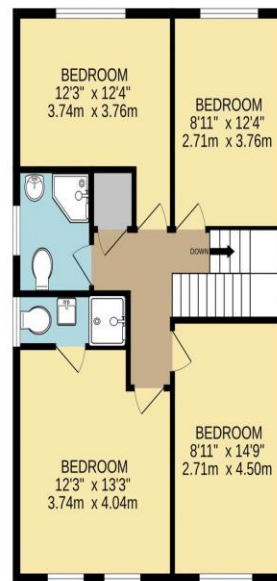
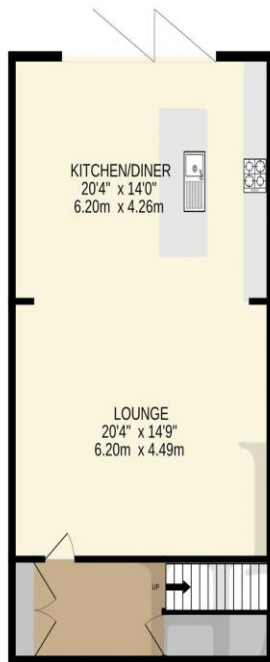


OUTBUILDINGS  
52 sq.ft. (4.8 sq.m.) approx.

LOWER GROUND LEVEL  
702 sq.ft. (65.2 sq.m.) approx.

GROUND FLOOR  
712 sq.ft. (66.1 sq.m.) approx.

1ST FLOOR  
683 sq.ft. (63.5 sq.m.) approx.

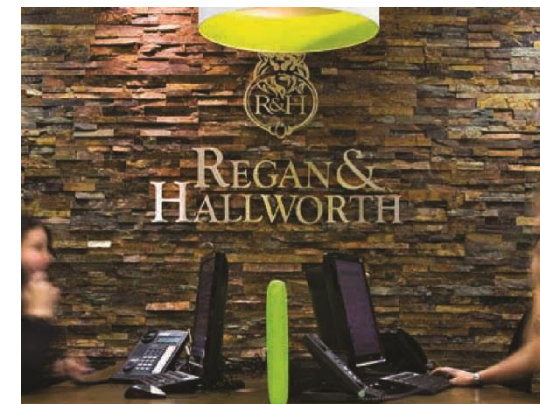


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TOTAL FLOOR AREA : 2149 sq.ft. (199.6 sq.m.) approx.

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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