

FOR SALE

33, Coniston Avenue, Ashton-In-Makerfield, WN4 8AY



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Fantastic 3 bed family home with larger than average south-west facing garden



- Spacious 3 bed family home
- Recently upgraded electrics
- Double glazing
- Ample driveway parking & garage
- Prime residential location
- Modern gas central heating
- Large south-west facing garden
- 1090 SQ.FT.

Nestled in the heart of the prestigious Mucklow Estate, this property benefits from a larger-than-average south-west facing plot, making it the perfect choice for families seeking a home to personalise or those embarking on a rewarding renovation project. The location offers exceptional convenience, with easy access to the town centre, picturesque local parks, and highly regarded schools. Additionally, the estate is well-connected, boasting excellent public transport options, including a train station just 15 minutes away on foot, as well as close proximity to major motorway networks for effortless commuting. While the interior offers an excellent opportunity for modernisation and personal customisation, it already features several key updates, including double glazing and a contemporary gas central heating system, providing both warmth and comfort. Additionally, the property benefits from recently upgraded electrics, ensuring functionality and peace of mind for potential buyers. Upon entering through the porch, you'll find yourself in a welcoming hallway that opens into a bright and spacious lounge and dining area with an open-plan layout, bathed in natural light from dual sunny aspects. At the rear of the property, a gallery-style fitted kitchen complements the ground floor, which also features an integral garage for added practicality. Upstairs, the home comprises three generously proportioned double bedrooms, offering plenty of space for family living, alongside a four-piece bathroom suite equipped with a shower cubicle. The exterior of the property boasts a charming front garden complete with a driveway and garage. The rear garden is truly a standout feature—larger than average and enhanced by a patio area and expansive lawn, all benefitting from a south-west facing aspect that ensures sunlight throughout the day. Combining comfort, convenience, and tons of potential, this property represents a rare and exciting opportunity for buyers. Available with no chain delay, early viewings are highly recommended.





REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 1090 sq.ft. (101.3 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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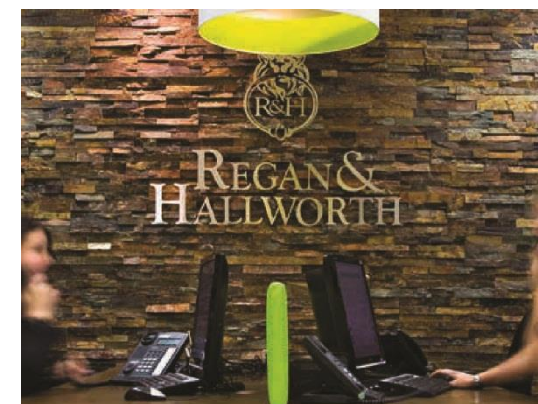
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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