

FOR SALE

1, The Strand, Ashton-In-Makerfield, WN4 8LD

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

 ESTD
1996



1, The Strand, Ashton-In-Makerfield, WN4 8LD

A stunning five bed Edwardian house on corner plot overlooking Jubilee Park.

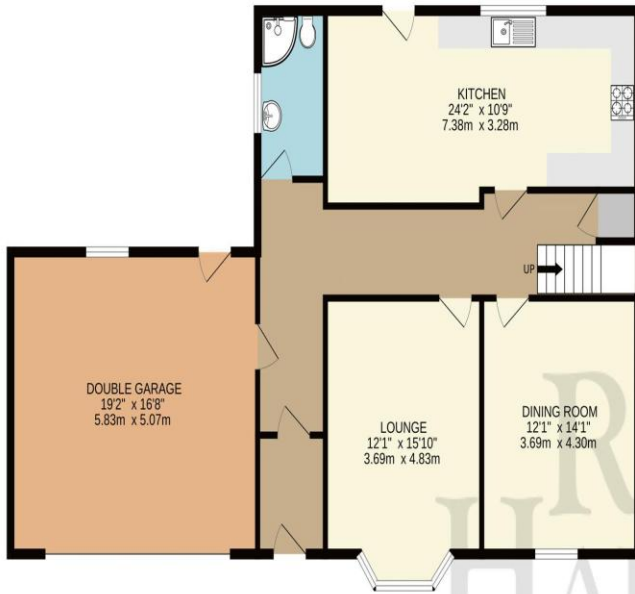


- Striking five bed period home
- Two converted attic rooms
- Two bathrooms
- Corner plot and double garage
- Highly prized parkland setting
- Two characterful reception rooms
- Large kitchen diner with AGA
- 2203 SQ.FT.

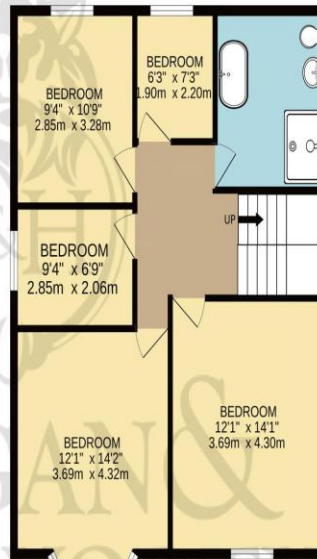
Regan & Hallworth are delighted to offer for sale one of Ashton's finest and most distinguished period homes that sits handsomely on the corner of the highly prestigious The Strand directly overlooking Jubilee Park. This striking double fronted home has the added benefit of a corner plot with ample parking and an attached double garage to side. Boasting generous proportions with a gross floor area of some 2200 SQ FT, the property is complemented by a whole host of original / character features and comprises five 1st floor bedrooms plus two converted attic rooms accessed via a drop down ladder on the landing. The extensive ground floor includes a welcoming hallway, two formal reception rooms with feature fireplaces and front parkland facing aspects, full sized shower room, plus a large open plan kitchen and dining room with a working AGA and doors opening out into the rear garden which has been recently landscaped with lawn, borders and decked patio designed for the modern family, whether it is for entertaining or merely a place for relaxation. This 1st class family home is positioned on the corner of The Strand and Alexandra Road, a hugely sought after setting in Ashton where properties such as this seldom comes on the market. The home conveniently sits directly opposite Jubilee Park and is just a short walk to the centre of the town centre, Bryn Train Station, plus numerous acclaimed schools & just a 5 minute drive from the M6 motorway and East Lancashire Road with great links into Manchester, Liverpool and Warrington. Perfect for any large families wanting something that boasts all the charm of an older property including high coved ceilings, spacious rooms & original fireplaces all incorporated into a modern design, viewing is highly recommended. We are advised that the property is leasehold on a 999 year lease starting from 1 January 1914 (ground rent to be confirmed by client) and council tax band is D.



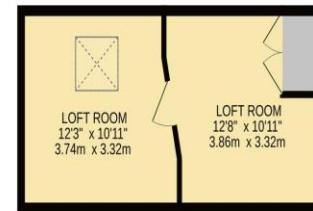
GROUND FLOOR
1211 sq.ft. (112.5 sq.m.) approx.



1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



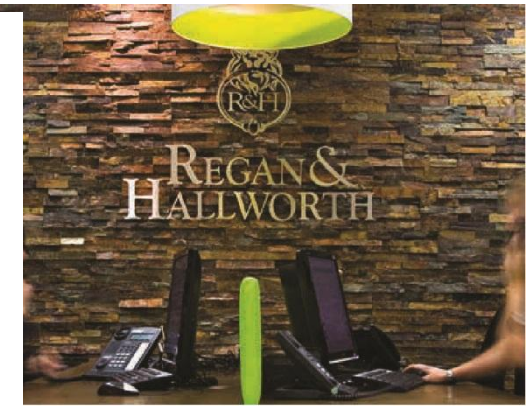
2ND FLOOR
258 sq.ft. (24.0 sq.m.) approx.



The Professional Estate Agents

TOTAL FLOOR AREA : 2203 sq.ft. (204.7 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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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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