

FOR SALE

3, Willow Grove, Ashton-In-Makerfield, WN4 8XF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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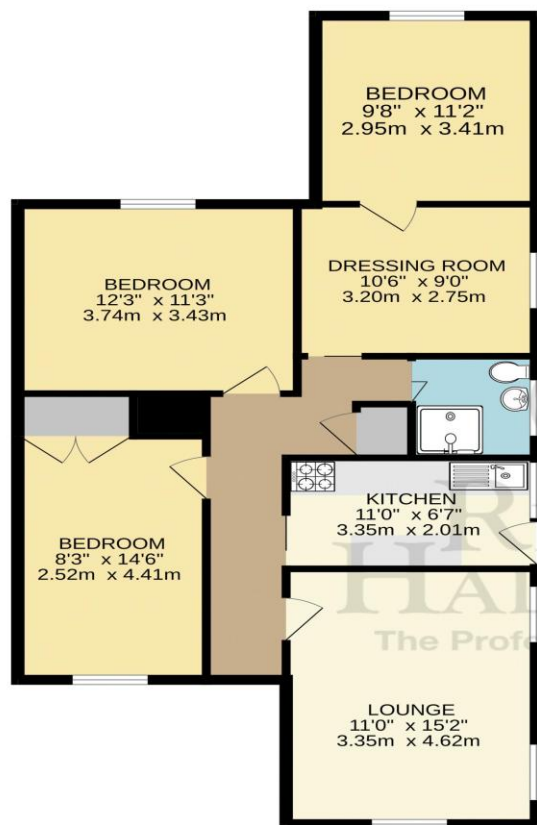
Spacious semi-detached true bungalow with sunny south facing garden & no chain delay.



- Spacious semi-detached true bungalow
- Quiet cul-de-sac position
- Generous amount of floorspace
- Available chain free
- 3 bedrooms / 2 reception rooms
- Ideal for retired clients
- Sunny, south facing aspect
- 972 SQFT

Enjoying a quiet residential setting and boasting a private south facing rear garden, this spacious & extended semi-detached true bungalow is located on Willow Grove, a secluded little cul-de-sac location made up entirely of true bungalows. Brimming with potential & perfect for any retired clients seeking a home that offers one floor living, the bungalow is also fully available with the added benefit of no chain delay. Internally the home provides spacious accommodation that in brief comprises; a hallway, main front lounge with feature fireplace, three bedrooms (plus an additional room beyond bed 3), a fitted kitchen (which has the potential to be knocked through into the lounge and create a more contemporary open plan kitchen diner) & a principal wet room. Externally, the home occupies a notably private plot, with the rear garden in particular not overlooked, low maintenance and enjoying a sunny south facing aspect. To the front & side is a generous driveway providing ample off road parking & leading through to a detached garage at the rear. Locally the area proves very popular with buyers due to the close proximity to amenities, shops, Ashton Town Centre & transport links. Viewings are highly recommended on this spacious semi-detached true bungalow. No chain delay.





TOTAL FLOOR AREA : 972 sq.ft. (90.3 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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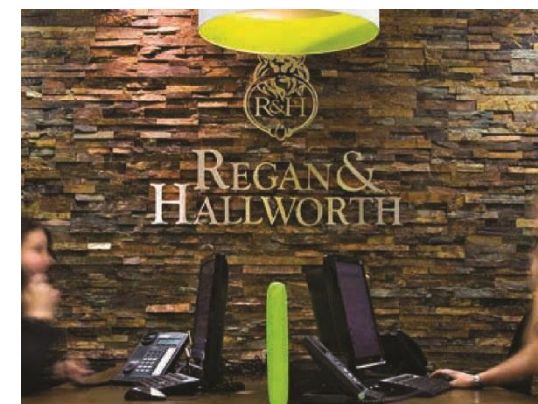
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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