

FOR SALE

16, York Road South, Ashton-In-Makerfield, WN4 9DT

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



16, York Road South, Ashton-In-Makerfield, WN4 9DT

Superb garden fronted, mid-terrace home located in of Ashton-In-Makerfield.



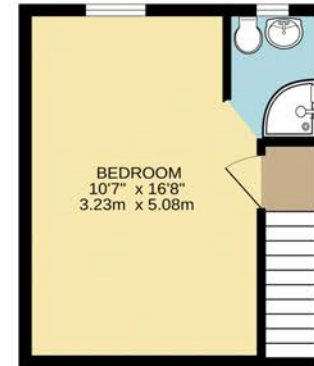
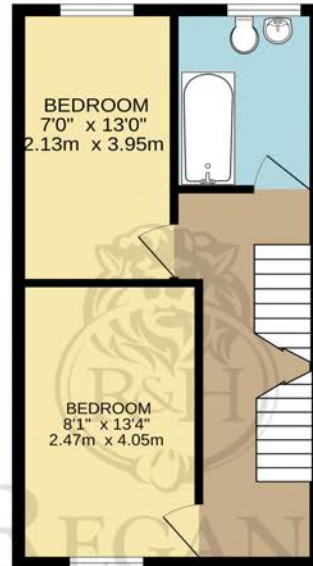
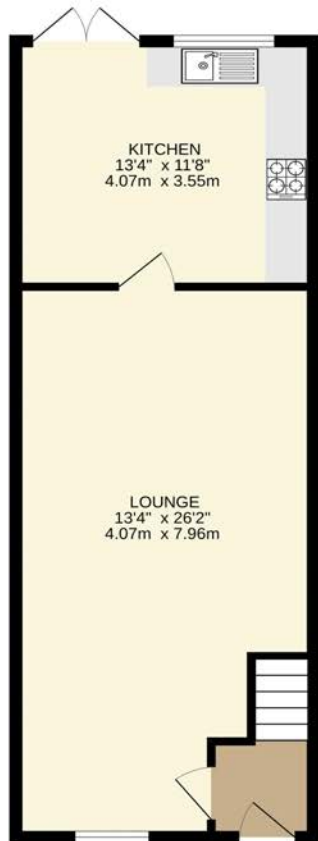
- Exceptional garden fronted mid-terrace home
- Modern fitted kitchen with cooker
- Modern fitted family bathroom
- Close to schools and amenities
- Great sized and versatile receptions
- Three good sized bedrooms
- Front and rear gardens
- 1079 SQ. FT.

This is a fantastic opportunity to purchase a truly stunning, three bed garden fronted mid-terrace home located along a popular street in Ashton-In-Makerfield. The property has been finished to a high standard throughout boasting deceptively spacious accommodation set over three floors.

York Road South also offers excellent access to a range of amenities, schools, transport links and is just a short drive to several major motorway networks. In brief the accommodation comprises of entrance hall, large open plan lounge / dining room with a feature brick chimney and log burning stove then a modern fitted kitchen / breakfast room offering a range of wall, base and drawer units along with space for table and chairs. Up on the first floor there are two good sized double bedroom and a modern fitted family bathroom. Stairs from the landing lead up to the second floor where the double master bedroom is located which benefits from an en-suite shower room.

Externally the property has a walled and gated front yard style garden whilst to the rear there is a tastefully landscaped garden with patio area, lawn and brick built shed. Internal inspection is highly recommended to fully appreciate the properties deceptive size, its excellent finish and its outstanding location.





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TOTAL FLOOR AREA : 1079 sq.ft. (100.3 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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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