

FOR SALE

86, Spindle Hillock, Ashton-In-Makerfield, WN4 0PY

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



86, Spindle Hillock, Ashton-In-Makerfield, WN4 0PY

A distinctive property nestled in a highly desirable, tree-lined setting.

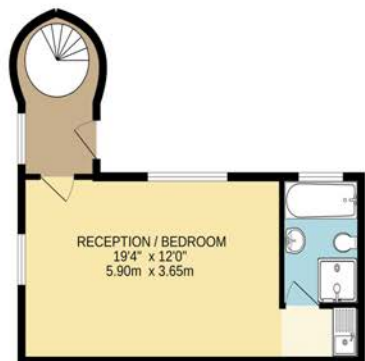


- Distinctive one of a kind home
- Unique turret / tower room
- Granny flat / Annexe
- 5 bedrooms & 4 bathrooms in total
- Gorgeous private gardens
- Garden room, shed & greenhouse
- GCH / Hardwood Double glazing
- 1798 SQ.FT.

Located in the highly sought-after area of Ashton-in-Makerfield—renowned for its excellent schools, vibrant community, and wide range of local amenities—this exceptional, individually designed residence occupies a prime position on one of the area's most desirable, tree-lined streets. Elevated on a generously sized and private plot, the home enjoys impressive rural views and offers a unique and versatile layout spread across three floors. One of the standout features of this substantial property is the lower ground floor/basement level, which has been thoughtfully configured to provide a fully self-contained living space. Ideal for multigenerational families, independent living, or even a home-based business, this area comprises a spacious bedroom/reception room, a compact yet functional kitchenette, and a full-sized bathroom. It benefits from private access via the rear garden and boasts its own dedicated outdoor space. Alternatively, it can be accessed internally through a striking turret-style room, complete with a custom-designed spiral staircase that adds character and charm. The upper two levels present more traditional family accommodation with an expansive and well-planned layout. A welcoming porch opens into a central hallway, setting the tone for the rest of the home. The ground floor features a formal dining room, a modern fitted kitchen, a large utility room, and a convenient ground floor shower room. The highlight is an impressive, generously proportioned lounge, where a large picture window frames stunning open views across the countryside. On the upper floor, the home has a family bathroom and four bedrooms, including a master suite with a private ensuite bathroom. The exterior spaces are equally impressive and have been thoughtfully landscaped to provide both beauty and practicality. The property sits on a wide plot with a charming cobbled courtyard to the front and a gravelled driveway to the side, offering ample off-road parking. The principal gardens cascade down over several levels, each thoughtfully designed to create distinct areas of interest. These include a well-maintained lawn, multiple patio spaces ideal for outdoor dining and relaxation, and a delightful garden room tucked away in a secluded spot.







TOTAL FLOOR AREA : 1798 sq.ft. (167.0 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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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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