

FOR SALE

17, Satinwood Close, Ashton-In-Makerfield, WN4 9NL



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Superb executive detached family home located in one of Ashton's most coveted settings.

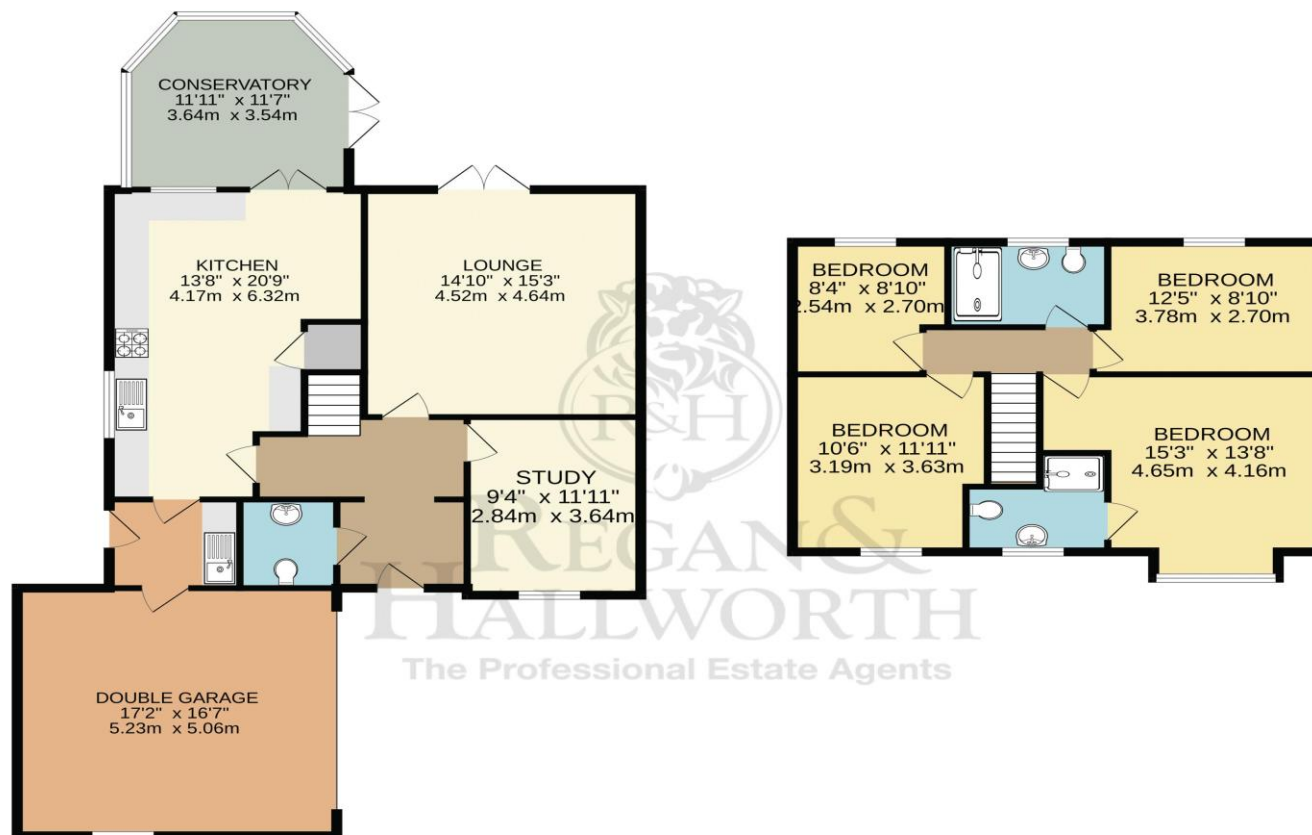


- Stunning executive detached
- Highly prized residential development
- Close to M6 / acclaimed schools
- 4 bedrooms / 3 reception rooms
- Generous amount of floorspace
- 1783 SQFT

Enviably located on the highly prized Satinwood Close, one of Ashton's most coveted settings in a lovely quiet cul-de-sac & resting on an excellent overall plot - this superb, executive detached family home is set across two floors & totals a generous 1783 square feet of beautifully presented living space. This eye-catching residence is set behind a large block paved driveway & is brimming with kerb appeal courtesy of the replaced fascias / soffits and apex boards. Ideal then for any growing families in need of lots of space, internally, the spacious & extended accommodation provides; a welcoming hallway with wc / cloaks, study / home office, beautiful rear lounge with feature fireplace & French Doors that open out onto the garden, a modern fitted kitchen, beyond which is a conservatory with smart insulated roof & composite external tiles. The kitchen diner itself is finished with a range of integrated appliances, granite worktops plus access into a useful utility room & the double garage. Upstairs, there are four bedrooms with a stunning en-suite to the master bed plus a contemporary principal family shower room. Externally the rear garden is notably private, mature and beautifully maintained, enjoying a pleasant aspect backing onto mature trees. There is a lovely block paved patio for sitting out. To the front is a large double block paved driveway which provides ample off road parking gives access to the double garage (which could be converted to create even more living space). Satinwood Close features a range of executive style detached houses and has long since established itself as one of the area's most desirable settings, perfectly located for the M6 motorway and within the catchment of some of Wigan's best performing schools. Viewings are highly recommended.







REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 1783 sq.ft. (165.7 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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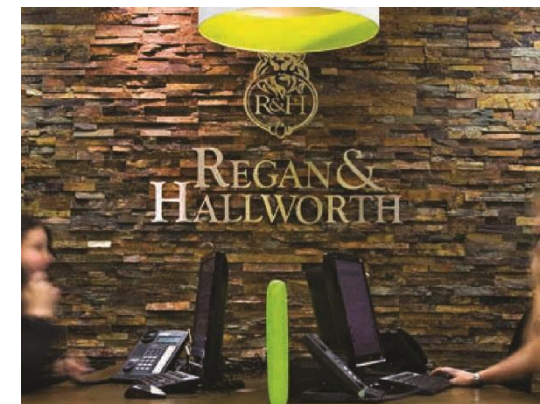
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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