

FOR SALE

5, Smallshaw Close, Ashton-In-Makerfield, WN4 9LW

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



5, Smallshaw Close, Ashton-In-Makerfield, WN4 9LW

A stunning, executive detached family home offering almost 2000 SQFT of living space.

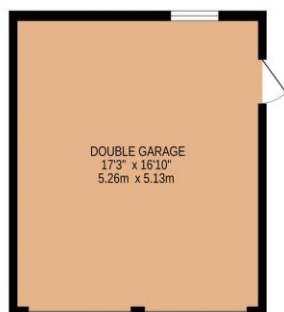


- Quality executive detached home
- Impeccably presented throughout
- Quiet, highly prized cul-de-sac
- Close to motorway / schools
- 4 bedrooms / 3 reception rooms
- Generous amount of floorspace
- Superb corner plot position
- 1956 SQFT

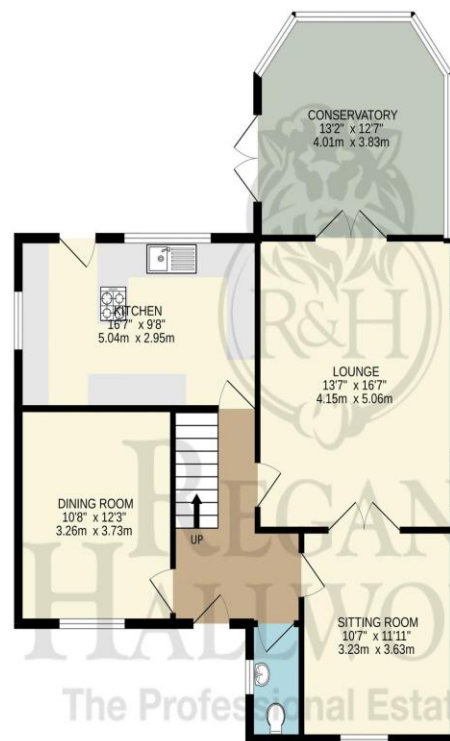
Tucked away in a lovely quiet cul-de-sac setting & occupying an impressive corner position in one of the best spots on the close, this stunning executive detached family home is positioned on one of Ashton's most sought-after developments & early viewings are absolutely essential. Set across two floors & totalling almost 2000 square feet of living space - this eye-catching residence is set behind a much larger than average plot & is brimming with kerb appeal. Ideal then for any growing families in need of lots of space, internally, the spacious accommodation has been much improved over the years, with a quality of finish being particularly impressive. In brief the home comprises; a welcoming hallway with wc / cloaks, sleek oak & glass staircase & trendy herringbone floor (which runs through most of the ground floor), a main lounge with elegant feature fireplace, a sitting room, conservatory with insulated roof, composite tiles externally & a sleek glass panel, plus a modern fitted kitchen with granite worktops, breakfast bar & a range of integrated appliances. Upstairs, there are four generous double bedrooms with a quality en-suite to the master plus a fully tiled luxury principal shower room. Externally the gardens & plot are another real feature of the home. The gardens are notably private & extend to the front & rear, with the rear being mature, beautifully maintained & well stocked. There is a large Indian Stone patio for sitting out too. To the front is a large driveway which provides parking for numerous vehicles & gives access to a double detached garage with electric door & EV charging point. Smallshaw Close itself 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.



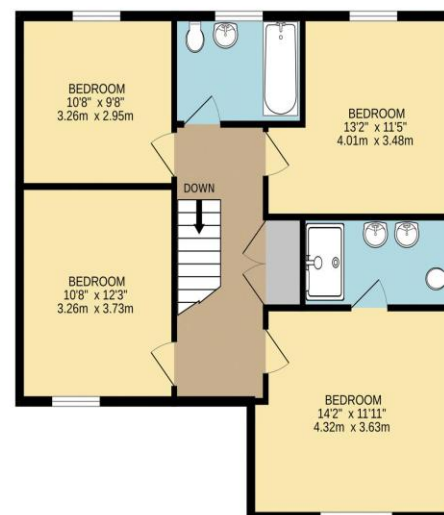
GARAGE
290 sq.ft. (27.0 sq.m.) approx.



GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.

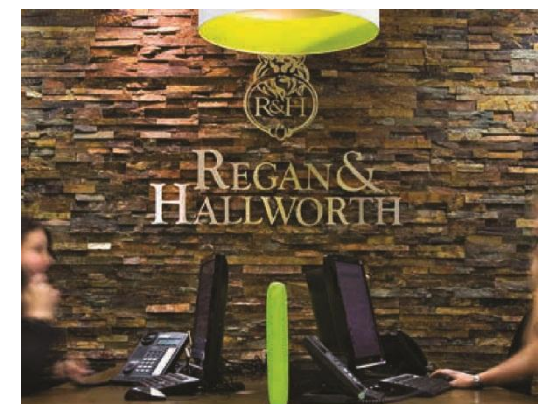


1ST FLOOR
754 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 1956 sq.ft. (181.7 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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