

FOR SALE

11, Coniston Avenue, Ashton-In-Makerfield, WN4 8AY

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



11, Coniston Avenue, Ashton-In-Makerfield, WN4 8AY

Spacious family home boasting superb potential & no chain delay.



- Spacious semi-detached home
- Highly prized residential development
- Superb potential
- Available chain free
- 3 bedrooms / 2 reception rooms
- Generous amount of floorspace
- Sunny, south facing aspect
- 1081 SQFT

Located on the pretty Coniston Avenue which is part of the sought after Mucklow Estate in Ashton & conveniently within close proximity to the area's many schools, amenities and motorway transport links - this large, three bed semi-detached home totals 1081 square feet (including the garage space) and represents excellent value for money in today's market.

These particular properties always prove very popular with buyers due to the generous living space and large plots they often have & this, coupled with the fact that the location too is now very well established and notably quiet, mean houses here rarely stay on the market long.

The property itself offers fantastic potential for someone to come in and make their own & comprises in brief of; an entrance hallway, two well proportioned living rooms, a fitted kitchen with access onto the rear garden. Upstairs there are three bedrooms, all of which are generously sized, plus the principal bathroom suite.

Externally, there are good size gardens to the front and rear - the rear is mature and private with enough space to extend, should clients wish. The rear also enjoys a sunny, south facing rear aspect. To the front there is ample off road parking provided by a large driveway which in turn leads to an integral garage. Viewings are highly recommended on this spacious family home. No chain delay.





TOTAL FLOOR AREA : 1081 sq.ft. (100.5 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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