

FOR SALE

8, Longmead Avenue, Ashton-In-Makerfield, WN4 8SQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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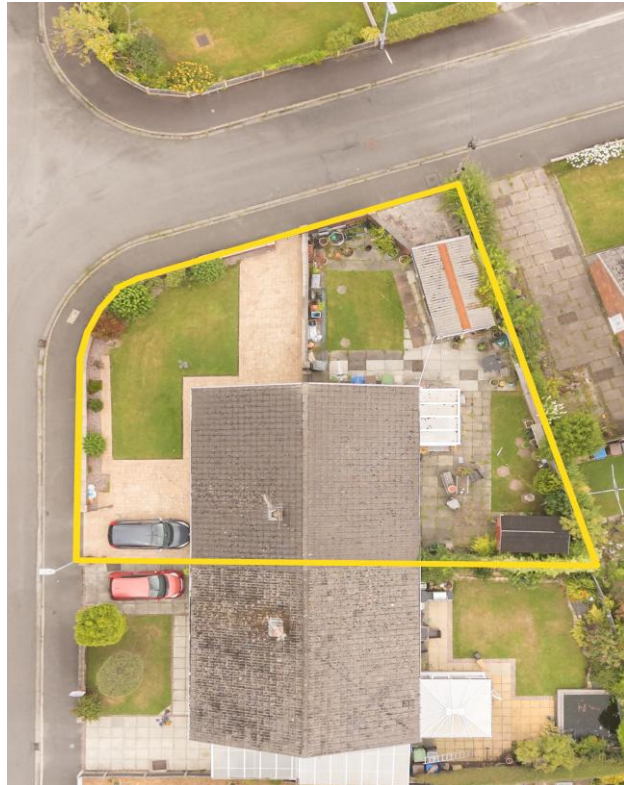
Spacious 3 bed true bungalow resting on lovely south facing corner plot

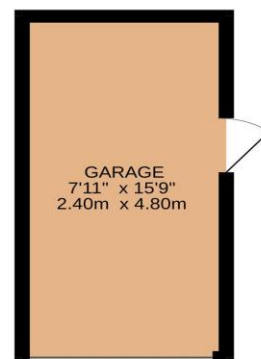
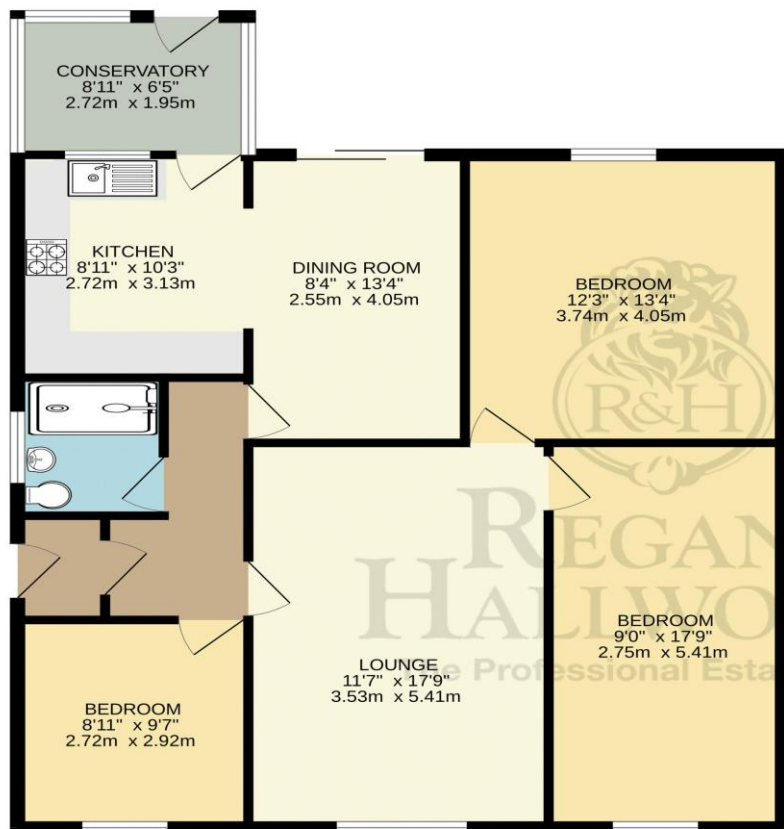


- Impressive true bungalow
- Smart fitted kitchen diner
- Lovely south facing corner plot
- Gas central heating / Double glazing
- Three good-sized bedrooms
- Recently updated shower room
- Ample parking & detached garage
- 1099 SQ.FT. / No chain / Freehold

Occupying a lovely corner plot with fully enclosed gardens to 3 sides benefiting from sunny, south facing rear aspects & offered to the market with the added benefit of no chain delay - this well appointed & larger than average semi-detached true bungalow provides an impressive 1,100 square feet of living space & would be ideally suited for any retired clients seeking the convenience of one floor living, or potentially a young family looking to create a spacious family home. Tucked away on a quiet, little-known street, this bungalow enjoys a tranquil setting while remaining conveniently located less than half a mile from Ashton town centre, with its wide range of shops and amenities. The property also offers excellent connectivity, with easy access to the M6 motorway and nearby rail links to Wigan and Liverpool. Internally the bungalow provides a flexible, much improved layout that incorporates; a hallway, main lounge, three good sized bedrooms plus a recently modernised shower room & a fitted kitchen diner which has been opened up from its original design. There is a large loft which is boarded and has electrics. Externally the plot here is another key feature of the bungalow; the rear is well established, flat & easy to maintain, plus because of the south facing aspect, it enjoys sun all day. To the side is a substantial driveway providing off road parking leading to a detached garage which has electrics. The property benefits from gas central heating controlled via a Hive system and is fully double glazed throughout. Offered with no onward chain, early viewing is highly recommended to fully appreciate this exceptional true bungalow.







TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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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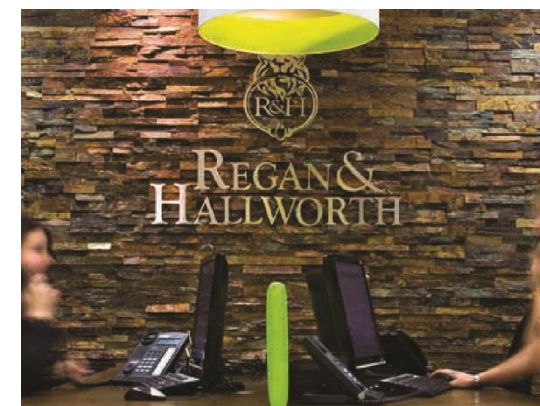
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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