

FOR SALE

3, Corn Mill Close, Ashton-In-Makerfield, WN4 0PX

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



3, Corn Mill Close, Ashton-In-Makerfield, WN4 0PX

Exceptional detached family home located on a quiet cut-de-sac in Ashton-In-Makerfield



- Exceptional detached family home
- Modern fitted kitchen and utility room
- Two en-suites and a family bathroom
- Close to schools and transport links
- Outstanding open plan reception rooms
- Four great sized bedrooms
- Gardens / driveway / garage
- 1214 SQ. FT.

Now available for sale and located along a quiet Cul-De-Sac in the ever-popular area of Ashton-In-Makerfield sits this impressive, detached four bed family home. Corn Mill Close has been finished to an excellent standard throughout offering just over 1200 square feet of modern and contemporary accommodation set over two floors.

The property is located close to a range of amenities including the town centre, great public transport links, some outstanding schools for all ages and is just a short drive to the M6 motorway and East Lancashire Road. In brief the accommodation comprises of entrance hallway, cloak room wc, large formal lounge / sitting room located to the front and a spacious, open plan kitchen / dining room to the rear with the kitchen benefitting from a range of wall, base and drawer units along with some integral appliances. Off the dining room is access to a utility room and then open planned to a truly great family room with double doors leading out onto the patio and gardens. Up on the first floor there are two large double bedrooms both benefitting from a modern fitted en-suite shower room, two more good sized bedrooms and then a modern fitted family bathroom.

Externally the property has a large double driveway which gives access to an integral single garage and a well maintained and mature garden. To the rear there is a private and secure garden with patio seating areas, well maintained lawn and a large shed. Internal inspection is highly recommended to truly appreciate the properties size, its exceptional finish and its amazing location.





TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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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