

FOR SALE

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



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Exceptional four bed detached family home located in highly prized semi-rural development



- Exceptional detached family home
- Upgraded kitchen diner & sun room
- South facing gardens & ample parking
- Cosy wood burner
- Highly prized semi-rural setting
- 4 bedrooms & 2 stylish ensuites
- Garage/store, shed and utility room
- 1214 SQ.FT. / No chain

Nestled in a peaceful cul-de-sac on a small, exclusive development of individually designed detached homes, this impressive four-bedroom family residence offers over 1,200 sq. ft of beautifully finished living space in a quiet semi-rural setting, yet close to the town centre, excellent schools, train links to Liverpool and major motorway routes including the M6 and East Lancashire Road.

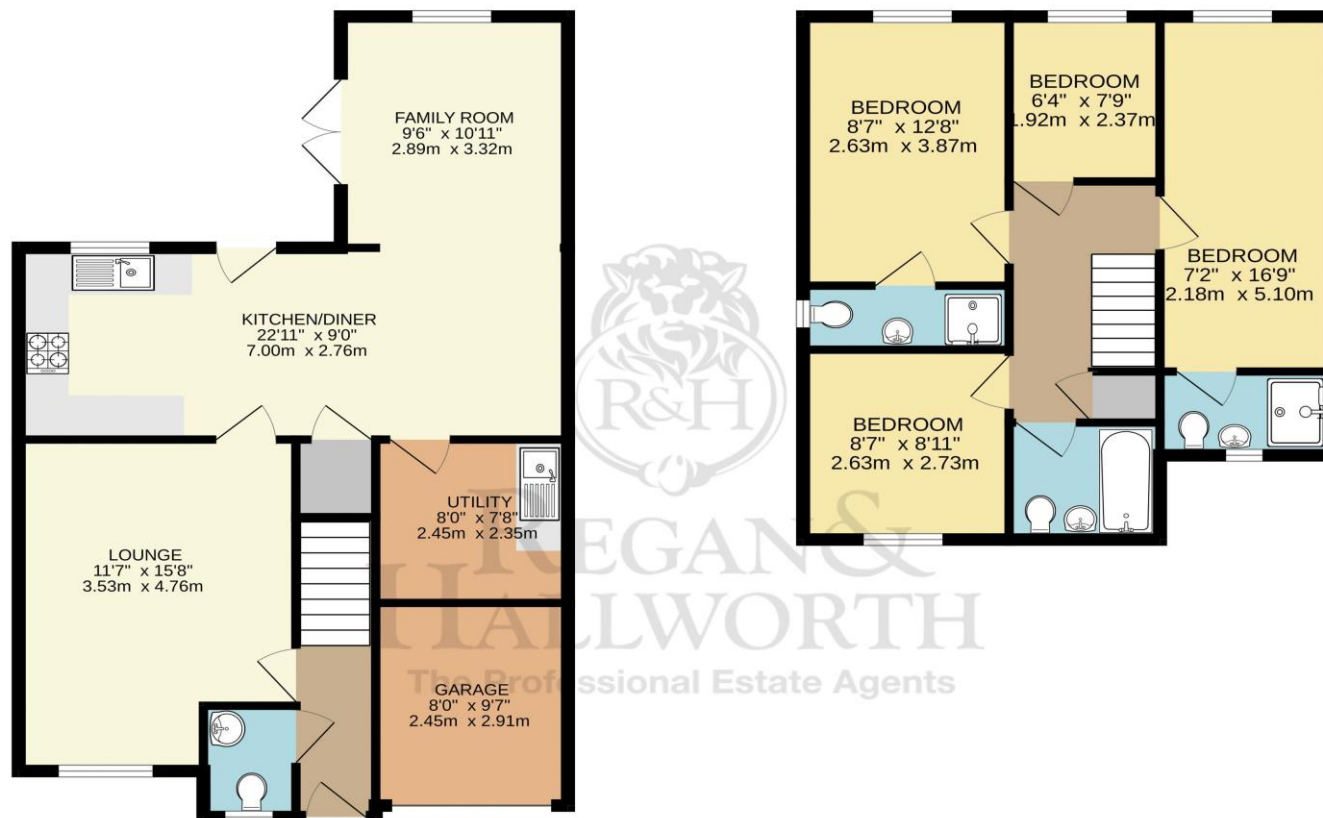
The property has been thoughtfully extended and upgraded throughout, creating a turnkey family home. The welcoming entrance hallway includes a cloakroom/WC and leads to a generous front lounge, offering a stylish and comfortable space to relax. To the rear is a superb open-plan kitchen and dining area with upgraded worktops, splashbacks, taps and electric oven/hob. A utility room sits off the kitchen with washer and dryer included, flowing into a bright family room with feature log burner and double doors opening to the garden for seamless indoor-outdoor living. The first floor features two spacious double bedrooms, each with a modern en-suite, plus two further well-proportioned bedrooms. Bedrooms two and three benefit from recently fitted wardrobes and new flooring. A contemporary family bathroom completes the layout.

Externally, the property offers fantastic kerb appeal, with recently painted render (Aug 2025), a large double driveway and integral garage. The private south-facing rear garden enjoys a lawn, patio seating area and large shed.

Additional benefits include a log burner, new combi boiler (approx. 2 years old), upgraded LED lighting, new solid internal doors, fully alarmed system with rear security light, and furniture available by negotiation due to owners emigrating.







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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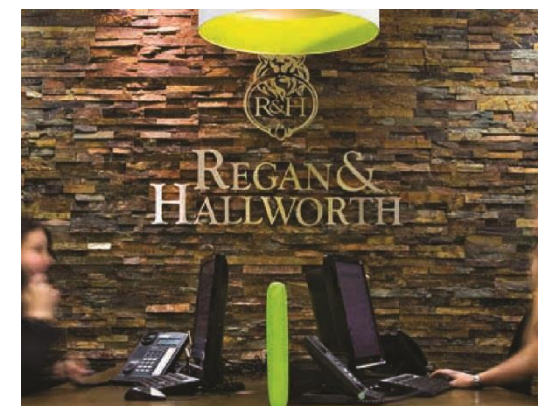
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