

FOR SALE

54, Leyland Green Road, Ashton-In-Makerfield, WN4 0QJ



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Extended & newly refurbished semi-detached home enjoying fantastic countryside views



- Eye-catching semi-detached house
- Large garden with countryside views
- Landscaped drive & patio/terrace
- Substantial rear extension
- 3 distinctive reception rooms
- 3 good sized beds & family bathroom
- Ground floor shower room
- 1203 SQ.FT. / No chain

Tucked back from the road and enjoying substantial gardens with breathtaking open views across the surrounding countryside, this beautifully extended semi-detached home has been finished to an exceptional standard, offering stylish and contemporary living space that really does need to be seen to be fully appreciated.

Set along the peaceful Leyland Green Road – a highly desirable semi-rural address flanked by open fields where properties rarely come to market – the home is arranged over two floors with the added advantage of a large loft, providing excellent scope for an easy conversion (subject to planning permission). The property has undergone a complete programme of modernisation, including upgraded windows and doors, plus modern central heating and electrics, ensuring a warm, energy-efficient and future-proof home. Offered with no onward chain, the interior has been freshly plastered and decorated throughout, with high-quality flooring laid and ready for a new owner to move straight in and make it their own.

The location is equally impressive, with Leyland Green Road providing easy access to a wide range of amenities, outstanding schools for all ages, lovely countryside walks, excellent transport links and major motorway networks within a short drive.

Externally, the rear garden is wonderfully private, featuring a landscaped terrace and patio that's ideal for outdoor living and entertaining, together with a lawn that backs directly onto a brook and open countryside. To the front, the property has been fully landscaped with quality block paving, a walled frontage, and ample secure off-road parking.

This is a rare opportunity to purchase a truly stunning family home in an enviable setting – beautifully extended, thoughtfully upgraded, and complemented by large gardens and spectacular views.







TOTAL FLOOR AREA : 1203 sq.ft. (111.8 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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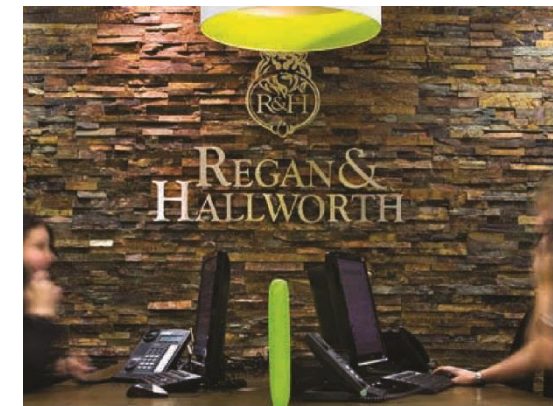
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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