

FOR SALE

41, Liverpool Road, Ashton-In-Makerfield, WN4 9LX

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Substantial detached family home occupying 1 / 4 acre plot along a highly coveted main road.



Enviably set back from the road behind a large, mature front garden with sweeping horseshoe driveway & resting within a very generous plot which extends to approximately 1 / 4 acre - this imposing & spacious detached family home is positioned along the prestigious Liverpool Road which is comfortably one of Ashton's most sought after settings. Brimming with instant eye-catching kerb appeal courtesy of the striking double-fronted design - the home would be perfect for a growing family seeking a property they can make their own. Set across two floors & extending to a sizeable 2260 square feet of beautiful, traditional living space, the home in brief comprises; a welcoming entrance hallway, a large 22ft main lounge with access out onto the garden, a dining room plus a stylish fitted kitchen which is finished with a range of integrated appliances & spot lighting. Beyond the kitchen is a wc / cloaks. Upstairs, there are four good sized bedrooms, with an en-suite plus walk-in wardrobe off the master, plus a family bathroom suite. Externally, there is a lovely, mature rear garden which enjoys a sunny south facing aspect. Furthermore, there is considerable potential here to extend to the rear (subject to necessary planning). To the front there are two driveways, one of which leads to a substantial double integral garage and then into a large rear store (which has excellent garden office potential). All the windows here are low maintenance Upvc & the highly efficient boiler was installed just 12 months ago. Early viewings are highly recommended on this spacious family home. No chain delay.







TOTAL FLOOR AREA : 2260 sq.ft. (209.9 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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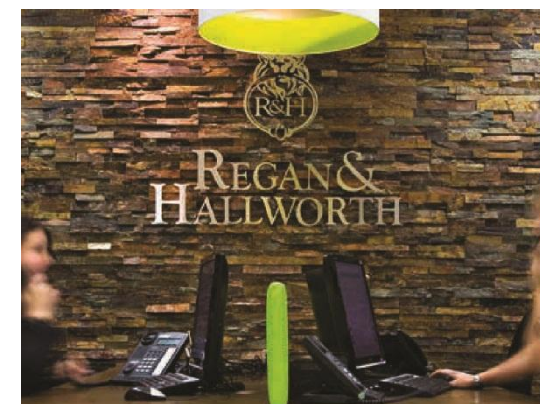
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com