

FOR SALE

103, Princess Road, Ashton-In-Makerfield, WN4 9DD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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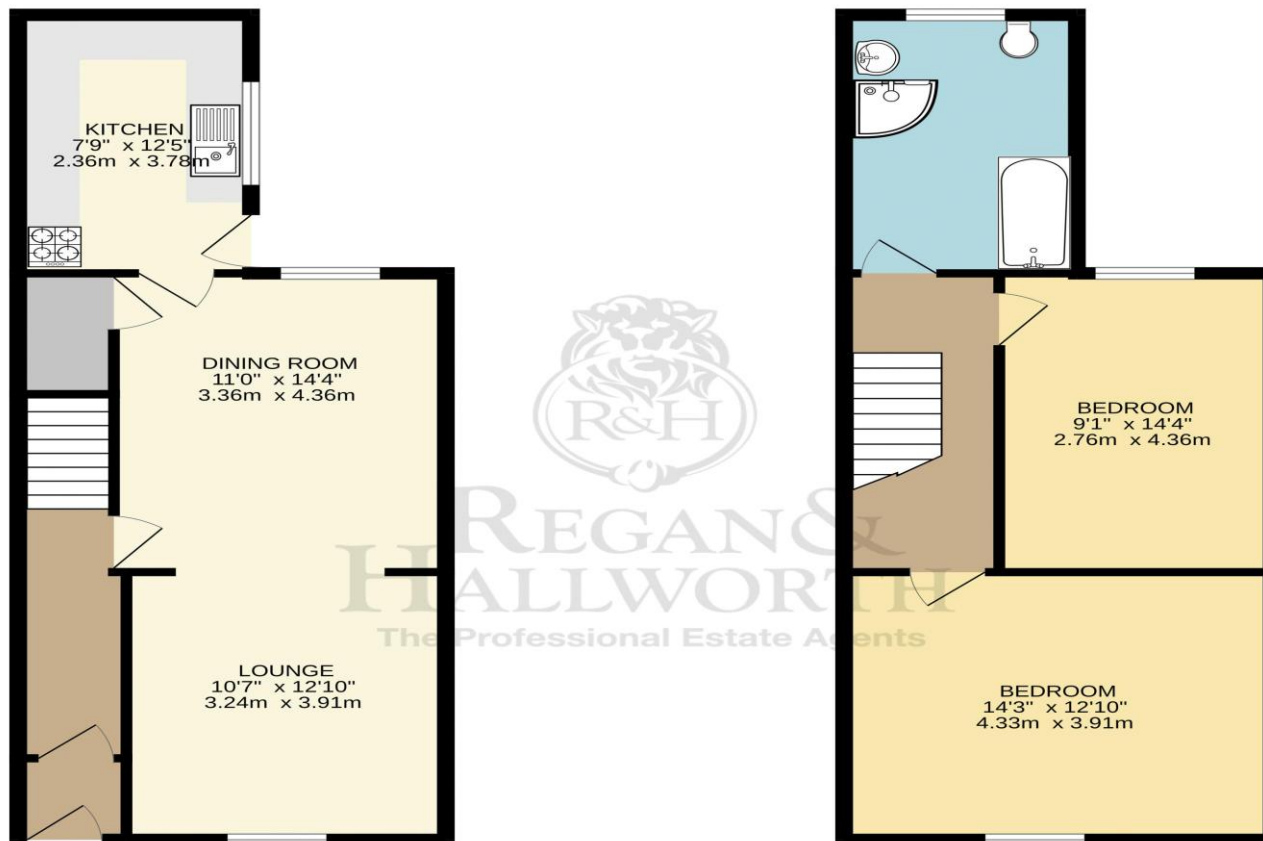
Excellent garden fronted, two bed end terrace home located in Ashton-In-Makerfield.



- Garden fronted end-terrace home
- Fitted kitchen with cooker
- Spacious four piece family bathroom
- SOLD WITH NO ONWARD CHAIN
- Great sized open plan lounge / dining
- Two large double bedrooms
- Gardens and extra plot to the rear
- 963 SQ. FT.

Now available for sale and offered with NO ONWARD CHAIN is this deceptively spacious, garden fronted end terrace home. Princess Road needs some modernisation but is a great opportunity for a new buyer to put their stamp on it. The property is situated in the ever-popular area of Ashton-In-Makerfield, close to the town centre with all its amenities, great schools, public transport links and several major motorway networks. Princess Road has the added bonus of an extra PLOT OF LAND to the rear which can be used as a driveway or a secure garden. In brief the accommodation comprises entrance hallway, large formal lounge / sitting room located to the front which is now open planned to the rear dining room. These would have been two large separate rooms when the property was built and easy to return should it be needed. To the rear there is a kitchen with door leading out onto the rear yard. Up on the first floor there is a large master double bedroom located the front of the property, a second double bedroom located to the rear and then a larger family bathroom currently housing a bath, wc, sink unit and separate shower unit. Externally the property has a yard style front garden and a private yard to the rear. Beyond the rear gates and across the backs it an additional plot of land that would make an ideal garden. Internal inspection is recommended to truly appreciate the properties potential and its great location.





TOTAL FLOOR AREA : 963 sq.ft. (89.5 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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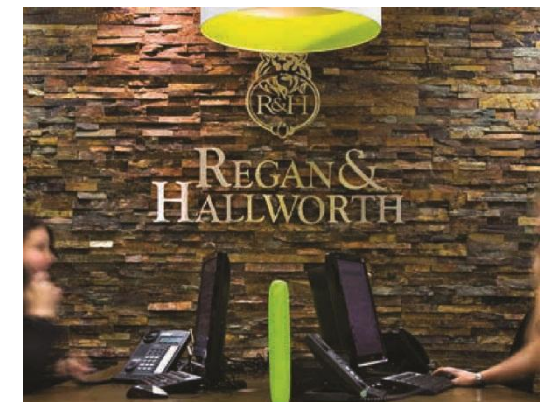
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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