

FOR SALE

365, Bolton Road, Ashton-In-Makerfield, WN4 8TH

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



365, Bolton Road, Ashton-In-Makerfield, WN4 8TH

Exceptional detached family home with four double bedrooms



- 1st class detached family home
- Sleek & stylish bathroom & ensuite
- Contemporary fitted kitchen
- Not overlooked to rear
- Four double bedrooms
- Ground floor WC & utility room
- Landscaped garden with hot tub
- 1481 SQ.FT. / Freehold

Set back behind an attractive front garden and a block-paved driveway, this handsome four-bedroom detached home offers deceptively spacious accommodation — far larger than many comparable properties in Ashton-in-Makerfield — making it outstanding value for money and an ideal choice for growing families. Adding to its appeal, the property showcases exceptional levels of presentation both inside and out and features a wide range of high-quality fixtures and fittings included in the sale, creating a genuine turn-key home ready to move straight into. Offering almost 1,500 sq. ft. of beautifully appointed living space arranged over two floors, the home impresses with its generous proportions and stylish finishes throughout. A particular highlight is the size of all four bedrooms, each easily accommodating a double bed, along with two sleek, contemporary bathrooms and a newly refurbished ground floor WC. The ground floor is equally impressive, with tastefully decorated and immaculately presented rooms throughout. The accommodation includes a spacious lounge, a versatile sitting room or study, a formal dining room with French doors opening to the rear garden, a useful utility room, and a stunning contemporary kitchen fitted with handleless wall, base, and drawer units complemented by Quartz worktops and integrated appliances. Externally, the home enjoys beautifully maintained, low-maintenance gardens to both the front and rear. The rear garden enjoys a sunny westerly aspect and is fully enclosed and not overlooked — perfect for relaxing or entertaining. Ample off-road parking is provided by the double-width block-paved driveway. The location is another key attraction. Ashton-in-Makerfield offers a thriving town centre with an excellent range of amenities, including cafés, bars, restaurants, and supermarkets. The area is popular with families thanks to its excellent primary and secondary schools, nurseries, and childcare options. Transport links are superb, with nearby rail connections at Bryn providing direct access to Liverpool, and the M6 motorway and A580 just a short 5–10 minute drive away. Early viewing is strongly recommended to fully appreciate the space, quality, and exceptional value this outstanding family home provides.





TOTAL FLOOR AREA : 1491 sq.ft. (138.6 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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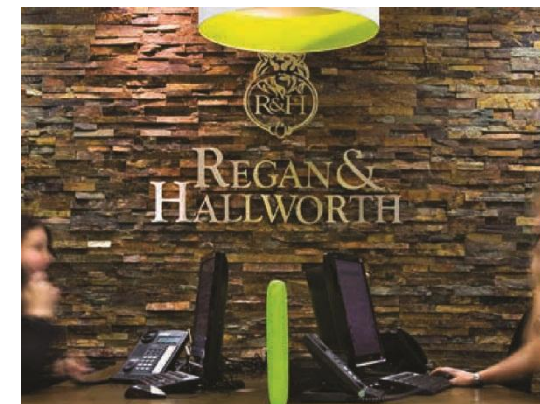
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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