

FOR SALE

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



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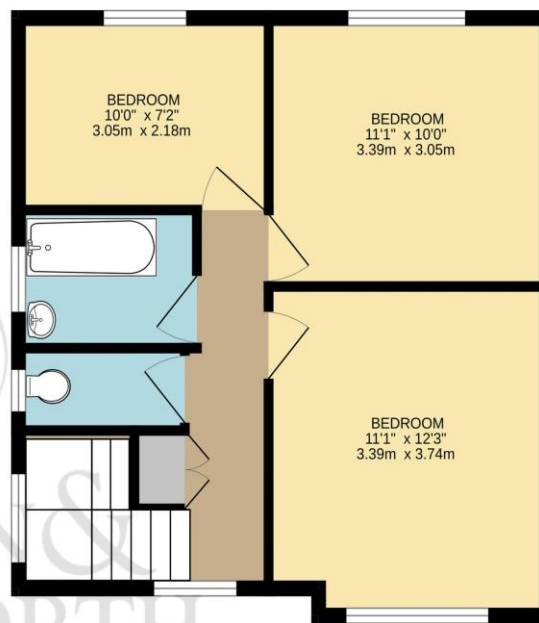
Spacious 3 bed semi-detached house with south facing rear garden & pleasant open aspects



- Semi-detached family home
- Modern fitted kitchen & utility
- Two reception rooms
- Modern bathroom & separate WC
- Three good sized bedrooms
- Large south facing rear garden
- New roof, GCH & full DG
- 964 SQ.FT.

We are delighted to bring to market this recently refurbished traditional three-bedroom semi-detached family home, offering well-presented and spacious accommodation complemented by private south-facing gardens. The interior is arranged over two floors and has been thoughtfully designed to make the most of the generous proportions, high ceilings, and large windows that flood the home with natural light. The accommodation comprises an entrance hallway, a comfortable lounge with double doors opening into a separate dining room, and a modern fitted kitchen with access to a spacious utility room—ideal for larger appliances. To the first floor are three good-sized bedrooms, a family bathroom, and a separate WC. Additional features include a new roof, gas central heating and double glazing. Externally, the home enjoys gardens to both the front and rear, with the rear featuring a decked patio area perfect for outdoor dining and relaxation. Situated on the edge of a development, the property benefits from pleasant open aspects to the front which offers a real sense of privacy and space. The location combines convenience with a semi-rural feel, offering open aspects and scenic walks quite literally on the doorstep. Ashton is a well-regarded town with a vibrant centre offering a variety of shops, excellent schools, and popular restaurants. The area also provides easy access to Manchester and Liverpool via the M6 motorway, with Haydock Park Racecourse a nearby attraction and two local railway stations offering direct connections to Wigan and Liverpool. This wonderful home would suit first-time buyers, young families, or anyone seeking a move-in-ready property in a great location.



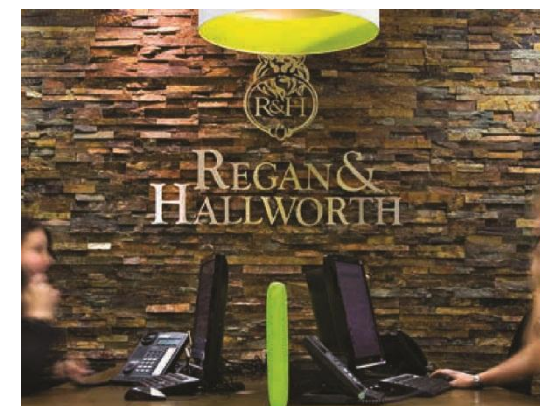


TOTAL FLOOR AREA : 964 sq.ft. (89.6 sq.m.) approx.

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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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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