

FOR SALE

231, Bolton Road, Ashton-In-Makerfield, WN4 8TG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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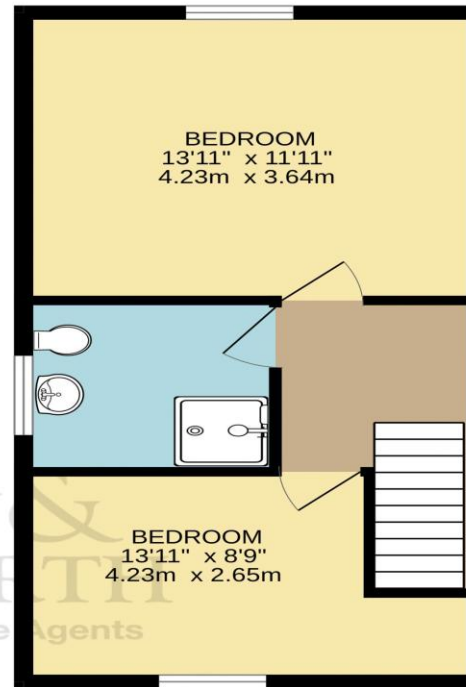
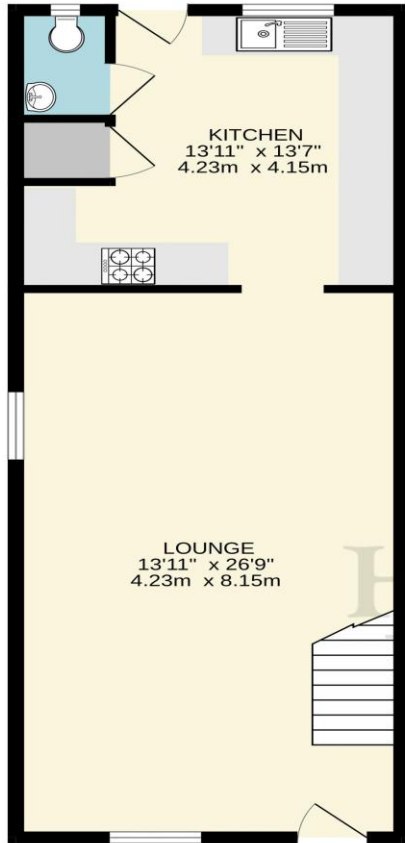
A large recently built 2 bed end terrace house



- Recently built terrace house
- Built to modern regulations
- Downstairs WC
- Spacious open plan design
- Only 20 years old
- Private garden to rear
- Large kitchen diner
- 948 SQ.FT.

A Modern Home With Period Charm – 231 Bolton Road offers the best of both worlds. Unlike the traditional Victorian terraces commonly found along Bolton Road, this unique property was built just 20 years ago, offering the advantages of modern construction while still reflecting the charm, generous proportions and character of period homes. Designed with contemporary living in mind, the property features updated electrics and heating, excellent insulation for improved energy efficiency, and a much more practical and desirable layout. The stylish open-plan ground floor offers a welcoming lounge area flowing through to a generous kitchen-diner, perfect for modern family life and entertaining. A convenient ground-floor WC further enhances day-to-day functionality. Despite its modern build, the home retains many of the qualities buyers love in period properties, including wonderfully spacious rooms and high ceilings. The result is a home that effortlessly blends modern comfort with classic appeal – offering the rare combination of style, practicality, and timeless character. Another standout feature is the superb rear garden. Fully enclosed it has been thoughtfully landscaped with a combination of patio and artificial lawn providing a low-maintenance yet attractive outdoor retreat fitted with secure gates providing vehicle access for off road parking if required. Backing onto peaceful allotments and enjoying a sunny north-westerly aspect, the garden offers exceptional privacy – a hidden sanctuary ideal for relaxing, entertaining, or simply enjoying the evening sunshine.





TOTAL FLOOR AREA : 946 sq.ft. (87.9 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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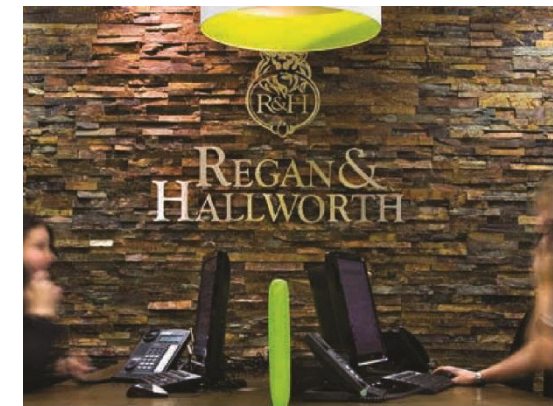
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



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