

FOR SALE

69, Wigan Road, Ashton-In-Makerfield, WN4 9BH

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Unique end terrace home boasting exceptional 3 bed accommodation

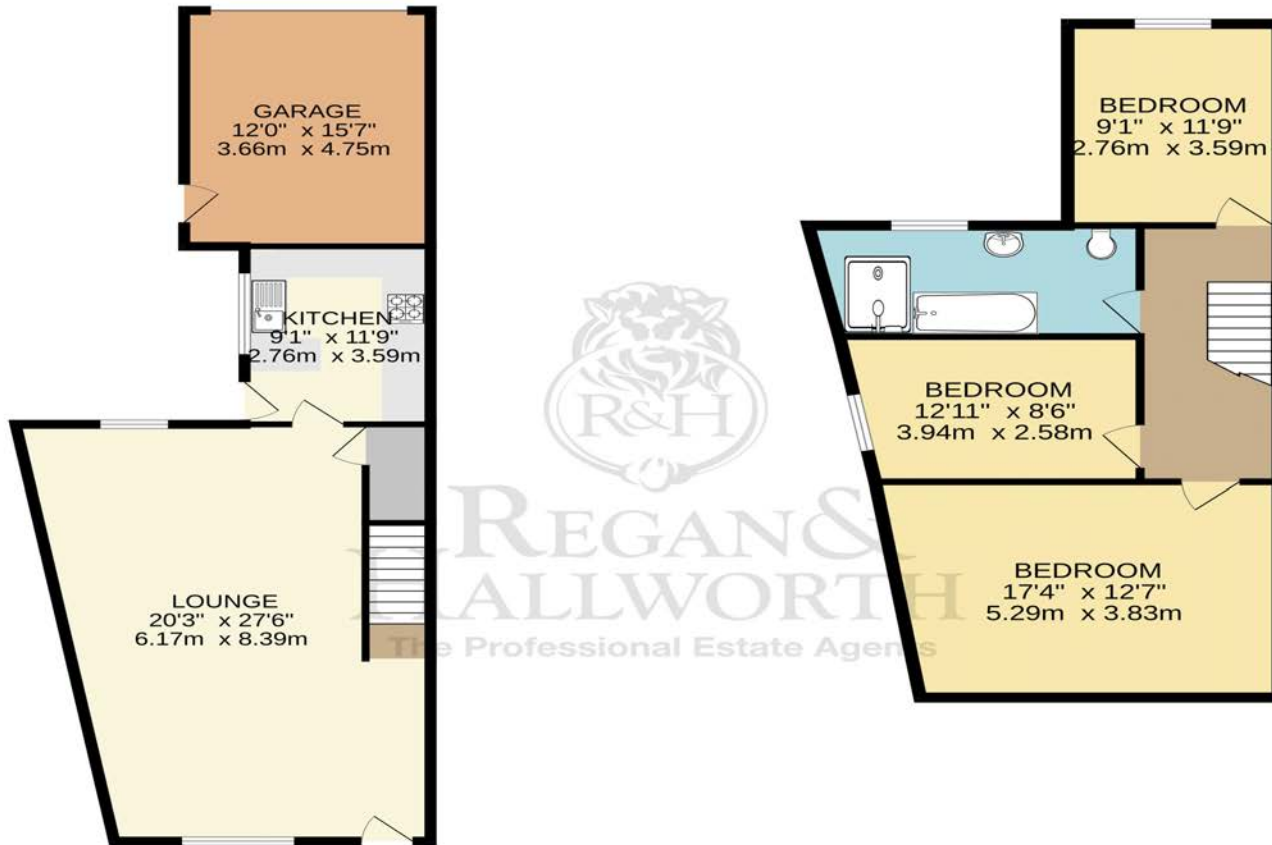


- Home of distinction
- Stripped back & fully renovated
- Spacious modern fitted kitchen
- Charming patio garden with bar
- As large as a typical 4 bed detached
- Stunning open plan living
- 3 double bedrooms & large bathroom
- Attached garage / 1377 SQ.FT.

Occupying a slightly elevated position on the highly sought-after Wigan Road, just a short walk from the town centre and the award-winning Jubilee Park, this handsome end-terrace home offers a perfect blend of character, space and contemporary style. Behind its charming façade lies an exceptional interior that will impress the moment you step through the door — not only for its generous proportions but also for its high-quality, modern design. Extending to approximately 1,377 sq. ft., this property is significantly larger than the average three-bedroom home (it is actually as large as an average four bed modern detached house) and has been completely stripped back and fully renovated by the current owners, resulting in a stylish and truly unique family residence. The ground floor showcases a remarkable open-plan layout, created by removing all original internal walls to deliver a seamless living, dining and entertaining space. To the rear, a spacious, well-appointed kitchen features an extensive range of fitted units and integrated appliances.

Outside, the fully enclosed courtyard garden enjoys a sunny westerly aspect and offers a superb outdoor living area with a covered, raised decked patio and a bespoke bar — ideal for relaxing or entertaining guests. The attached garage, complete with power and lighting, can accommodate a vehicle or serve as a workshop or additional storage space. Upstairs, there are three generous double bedrooms, all beautifully presented, along with a sleek, modern family bathroom featuring a large bathtub and separate walk-in shower. The home is warmed by a modern gas central heating system and benefits from full double glazing throughout. Parking is available on common land to rear. Situated within the catchment area of several highly regarded primary and secondary schools, this outstanding property combines space, style, and convenience — a truly exceptional family home that must be seen to be appreciated.





TOTAL FLOOR AREA : 1377 sq.ft. (128.0 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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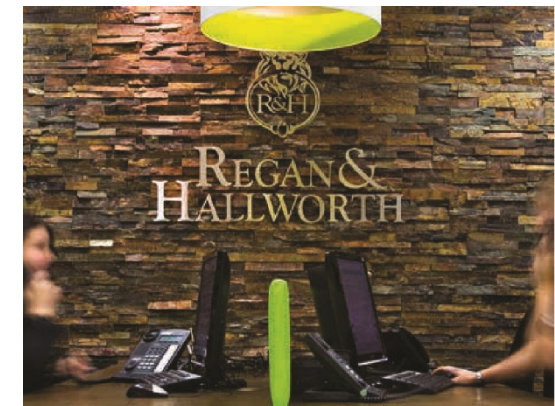
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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