

FOR SALE

114, Weavermill Park, Ashton-In-Makerfield, WN4 9EZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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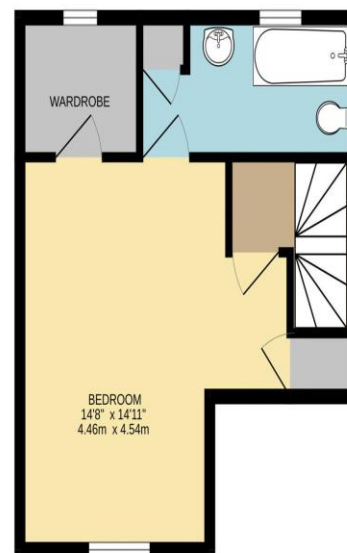
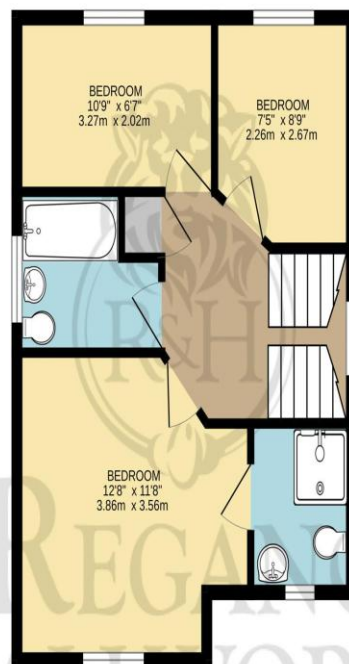
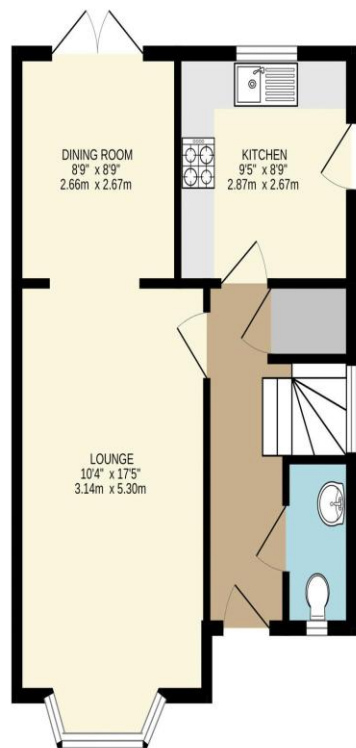
Thoughtfully designed three storey detached house featuring four bedrooms and three bathrooms



- Spacious & versatile 3 storey house
- Three bathrooms & ground floor WC
- Lovely quiet development
- 5 minutes to motorway
- Four good sized bedrooms
- Driveway with EV charger
- Close to town & excellent schools
- 1175 SQ.FT.

Tucked away within a small, modern development close to Haydock Park Racecourse and several highly regarded schools, this impressive four-bedroom detached family home offers an enviable location paired with first-class accommodation. Thoughtfully designed across three well-planned floors, the property maximises space and versatility, providing a flexible layout that can evolve with the needs of a growing household. The top floor is dedicated to a superb bedroom suite, complete with a walk-in wardrobe and private en-suite bathroom. The first floor offers three further bedrooms and two additional bathrooms, creating ideal options for children's rooms, a home office, guest space or a playroom—whatever suits your lifestyle. Externally, the home features gardens to both the front and rear, along with a generous driveway offering excellent off-road parking for 2 cars and the added convenience of an EV charging point. Additional benefits include gas central heating, double glazing, and a modern, energy-efficient design throughout.





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TOTAL FLOOR AREA : 1175 sq.ft. (109.2 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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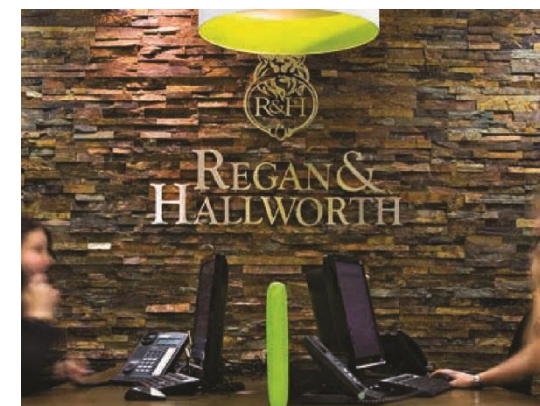
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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