

FOR SALE

62, Booths Brow Road, Ashton-In-Makerfield , WN4 0NG



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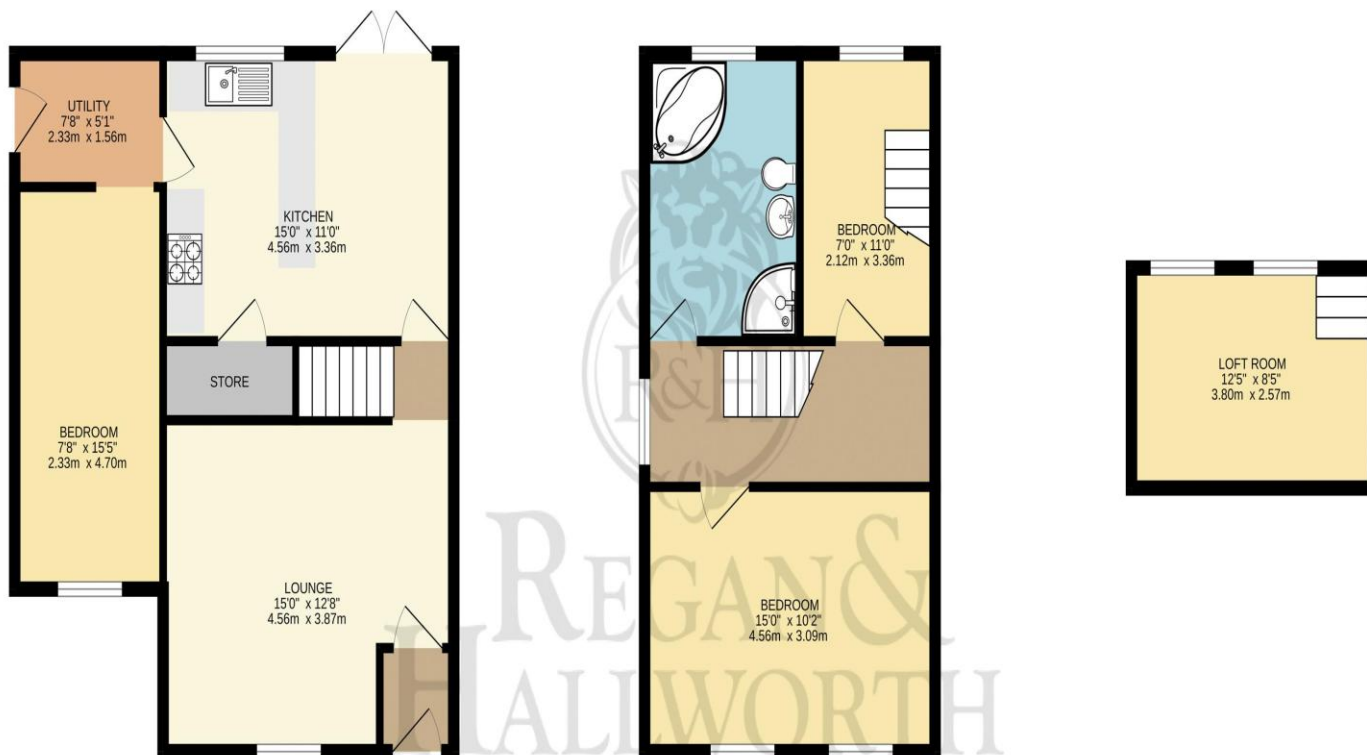
Period semi-detached family home located in Ashton-In-Makerfield



- Spacious period semi-detached home
- Open plan kitchen / dining room
- Three / four good sized bedrooms
- Close to amenities and schools
- Versatile reception rooms
- Modern fitted family bathroom
- Gardens and driveway
- 1063 SQ. FT.

Located along the ever-popular Booths Brow Road in Ashton-In-Makerfield sits this impressive, period semi-detached home. The property has been finished to a great standard offering spacious and versatile accommodation set over three floors. Situated within easy reach to Ashton town centre with all its amenities, outstanding schools for all ages, public transport links and is just a short drive to the M6 motorway network and the East Lancashire Road giving access to Manchester and Liverpool. In brief the accommodation comprises of hallway, spacious formal lounge / sitting room located to the front, open plan kitchen / dining room located to the rear with utility room and another reception room / bedroom. Up on the first floor there are two more good sized bedrooms and a modern fitted family bathroom. Stairs then lead up to the loft room. Externally this impressive home has a driveway to the side and a walled front garden. To the rear there is a private and enclosed garden area. Inspection is highly recommended to fully appreciate the properties deceptive size, its versatile accommodation and outstanding location.





REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 1063 sq.ft. (98.7 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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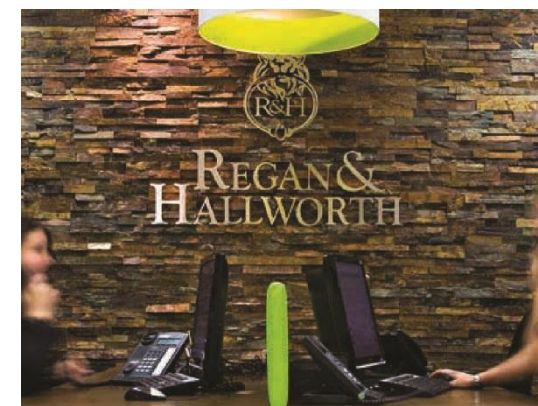
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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