

FOR SALE

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



**REGAN &
HALLWORTH**
The Professional Estate & Letting Agents

**ESTD
1996**



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

Ideal detached family home offering style, comfort, and practicality



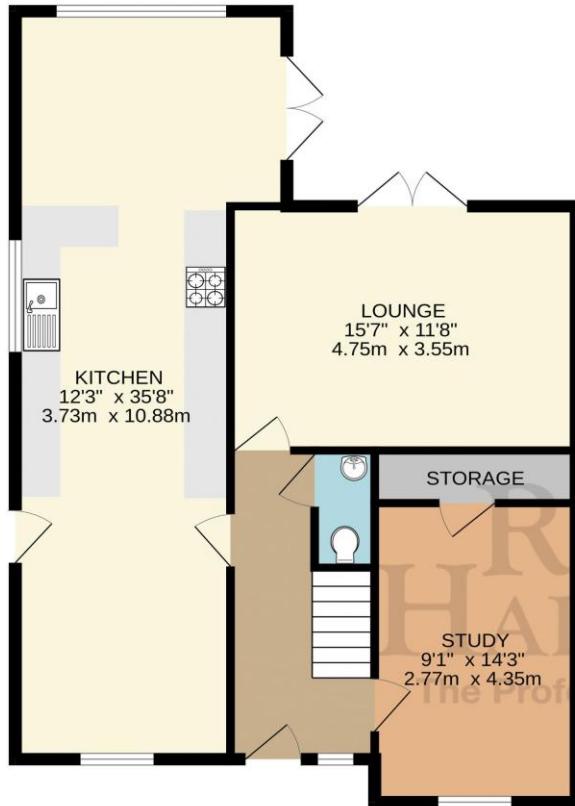
- High quality modern detached home
- Prominent & very private corner plot
- Open plan kitchen with sun room
- Driveway for 5 cars & EV charger
- Four good sized bedrooms
- Backs onto brook & woodland
- Rear lounge & ground floor study
- 1429 SQ.FT. / Freehold

Occupying a prominent corner plot with the largest gardens on this highly sought-after modern development, this striking detached home combines contemporary design with generous outdoor space and a superb open-plan interior, further enhanced by a bright sun room. The property offers an excellent balance of style, comfort, and practicality, making it an ideal family home. Envably positioned between Ashton and Garswood, the development is set back from Booths Brow Road along a private road, creating a quiet and exclusive setting. Landscaped front gardens and attractive wrought iron railings add to the sense of quality and kerb appeal. Internally, the home has been thoughtfully designed to suit modern lifestyles, with an emphasis on open-plan living, dining, and cooking. This versatile space is ideal for both everyday family life and entertaining, with double doors opening directly onto the garden. In addition, there is a separate formal lounge positioned to the rear of the house, along with a useful study or playroom, offering flexible accommodation to suit a variety of needs. Upstairs there are four good-sized bedrooms, family bathroom and fitted robes and an ensuite to master. The property enjoys a particularly private setting, with established trees to the front and a picturesque brook and woodland area to the rear. Landscaped gardens extend to the front, side, and rear, creating an idyllic environment for outdoor living, relaxation, and entertaining throughout the year plus there is a generous driveway large enough to fit up to 5 vehicles with the added benefit of a EV charger. Finished to a high standard, the house features luxurious fittings and tasteful décor throughout, complemented by quality carpets, flooring, light fittings, and blinds. As a result, the property is presented in true turn-key condition, ready for immediate occupation. The contemporary fitted kitchen offers a comprehensive range of wall, base, and drawer units, together with integrated appliances including an electric hob, extractor hood, double oven, wine chiller, fridge freezer, washer dryer and dishwasher. All bathrooms are fitted with modern white sanitary ware and finished in a clean, contemporary style. Built in full accordance with Local Authority Planning and Building Regulations, the home further benefits from a Buildzone warranty, which remains valid until 2030, providing additional peace of mind for the incoming purchaser.





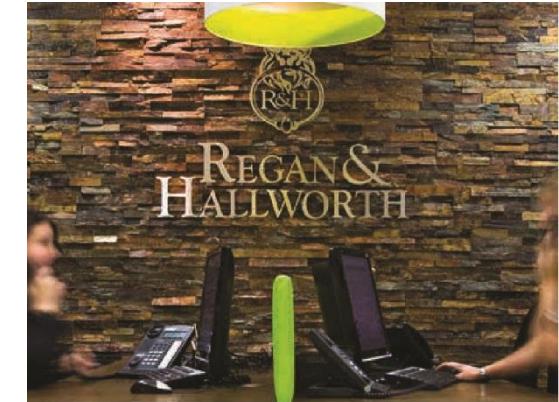
**REGAN &
HALLWORTH**
The Professional Estate & Letting Agents



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 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 identification 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.
 Made with Metropix ©2026



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