

**FOR SALE**

59, Rectory Road, Ashton-In-Makerfield, WN4 0QD

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

 ESTD  
1996



## 59, Rectory Road, Ashton-In-Makerfield, WN4 0QD

Keenly priced 3 bed terrace with substantial double garage & workshop to rear



- Deceptively spacious terrace home
- Open plan lounge & dining room
- Cosy wood burning stove
- Backs onto parkland
- Three good sized bedrooms & study
- Fitted kitchen & separate utility area
- Large double garage & workshop
- 1357 SQ.FT. / No chain delay

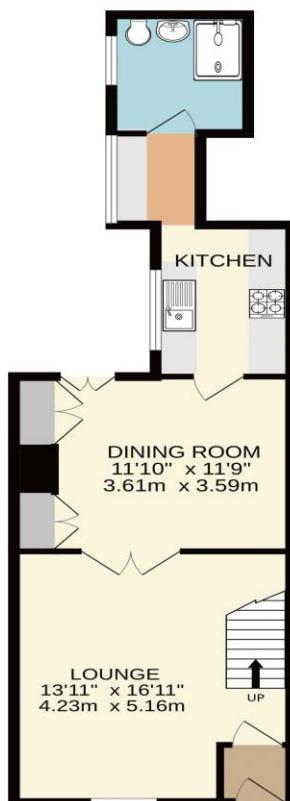
Deceptively spacious and beautifully positioned, this attractive three-bedroom, garden-fronted terrace is located in a popular residential area and enjoys open aspects to the rear overlooking Downall Croft Park. Ideal for families, the property offers well-planned accommodation with a generous open-plan ground floor, featuring a free-flowing lounge and dining area enhanced by high ceilings and a cosy wood-burning stove. The ground floor is completed by a fitted kitchen, separate utility room and a modern family bathroom. To the first floor are three well-proportioned bedrooms, complemented by an additional study/dressing room, offering flexibility for home working or extra storage. The property is warmed by gas central heating and benefits from double glazing throughout. A particular highlight is the large detached double garage and workshop positioned within the rear garden, complete with vehicle access from Everton Street, power, a wood burner and a sink—ideal for hobbyists, tradespeople or additional storage needs. Available with no chain delay another highlight of this property is the tenure is freehold and includes a decent sized yard to rear. Early viewings are highly recommended.



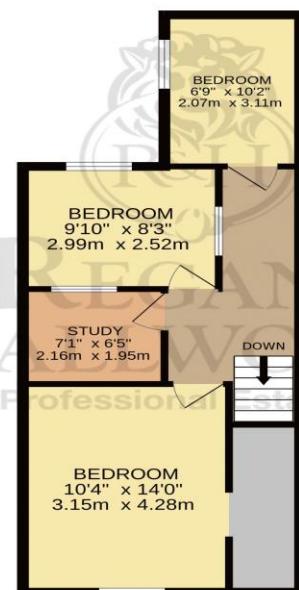


**REGAN &  
HALLWORTH**  
The Professional Estate & Letting Agents

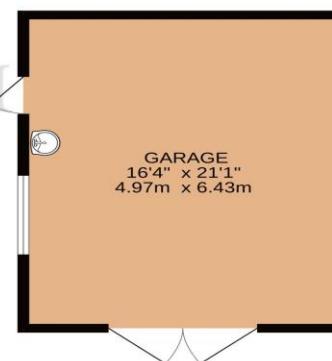
GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



GARAGE  
344 sq.ft. (32.0 sq.m.) approx.



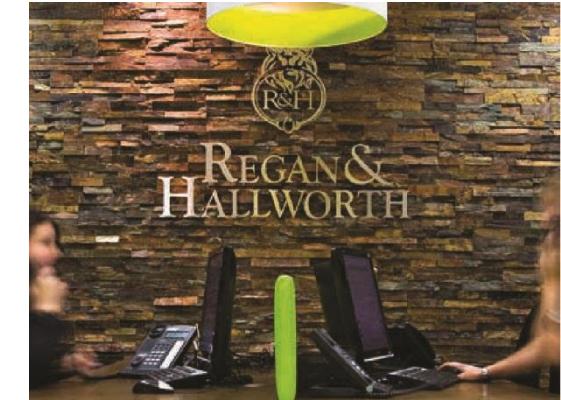
TOTAL FLOOR AREA : 1357 sq.ft. (126.0 sq.m.) approx.

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.

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](http://www.reganandhallworth.com)