

**FOR SALE**

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





## 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

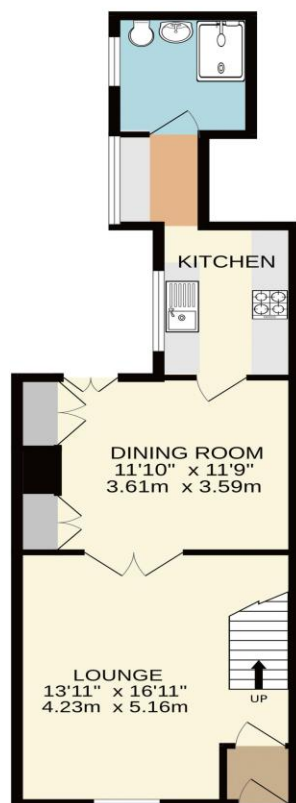
Deceptively spacious and beautifully positioned, this attractive three-bedroom, garden-fronted terrace is located in a popular residential area and enjoys open aspects to the rear overlooking Downall Croft Park. Ideal for families, the property offers well-planned accommodation with a generous open-plan 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.



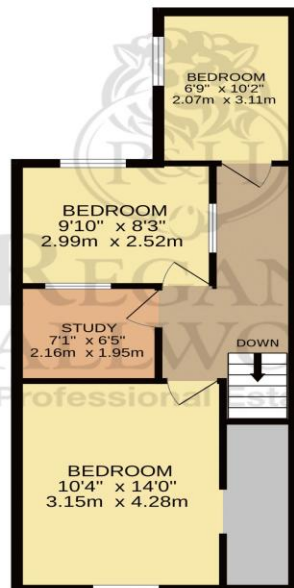




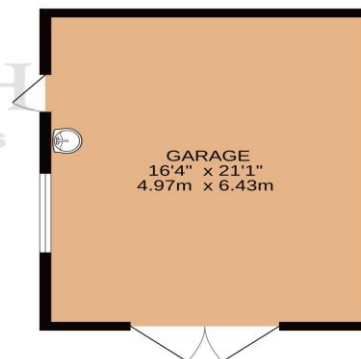
GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



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

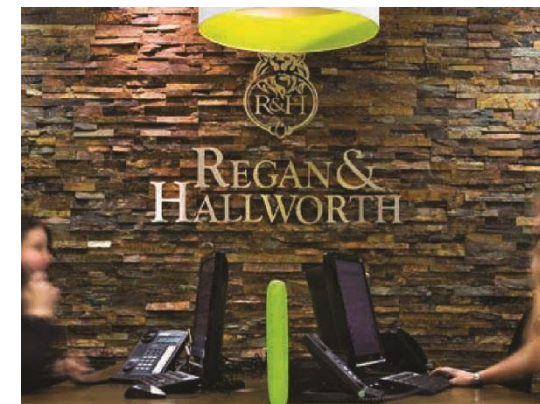


GARAGE  
344 sq.ft. (32.0 sq.m.) approx.



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.  
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