

FOR SALE

7, Ashwood Avenue, ashton-In-Makerfield , WN4 9NE

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

 ESTD
1996



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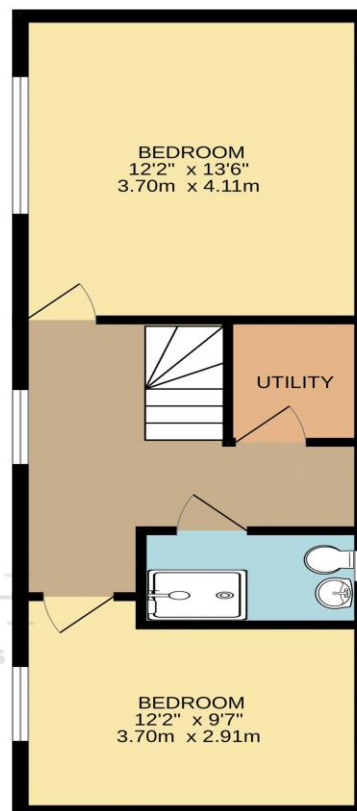
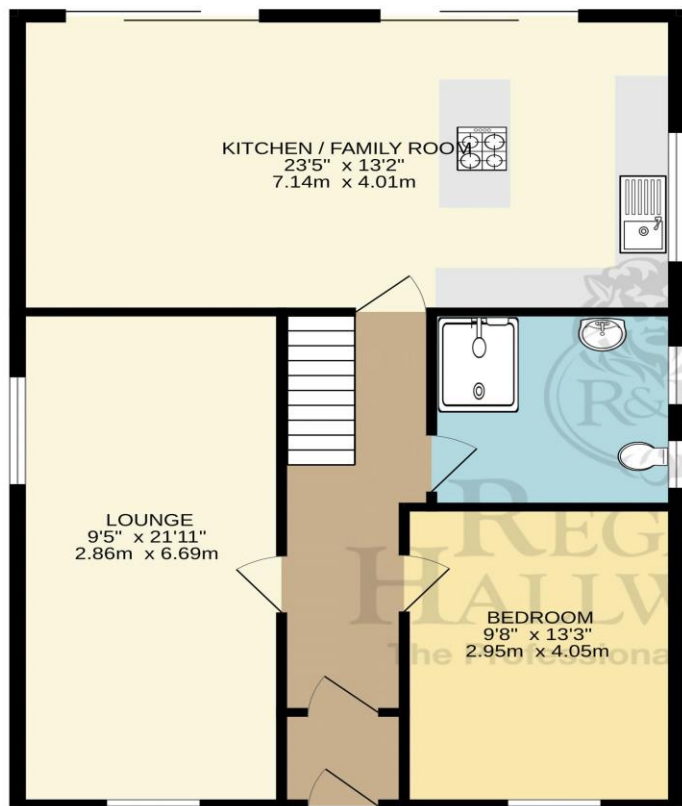
Exceptional detached three bed property located along a quiet cul-de-sac in Ashton.



- Exceptional detached family home
- Modern open plan kitchen / dining room
- Two modern fitted family bathrooms
- Close to schools and amenities
- Superb sized reception rooms
- Three great sized bedrooms
- Large driveway and gardens
- 1251 SQ. FT.

Now available for sale and located along a quiet cul-de-sac is this truly outstanding detached dorma style home. Ashwood Avenue is situated in the ever-popular area of Ashton-In-Makerfield, close to an excellent range of amenities, schools, public transport links and several major motorway networks. Internally the property has been finished to an exceptionally high standard throughout and boasts spacious, versatile and contemporary accommodation set over two floors. This property would make an excellent family home or a superb alternative to someone looking for a bungalow with its ground floor bedroom. In brief the accommodation comprises of entrance hallway, large formal lounge / sitting room located to the front of the property with a large double bedroom on the other side of the property. There is a modern fitted family bathroom comprising of wc, sink unit and shower whilst to the rear there is a large open planned kitchen / dining / family room. The room houses a modern fitted kitchen boasting a range of wall, base and drawer units along with appliances and breakfast bar island, space for a table and seating area with two sets of doors leading out onto the gardens. Up on the first floor there are two more large double bedrooms one to the front and the other to the rear and a modern fitted bathroom with wc, sink unit and shower. Externally Ashwood Avenue has a large driveway with lawned garden to the front whilst to the rear there is a good sized private and secure garden with lawn and patio area. Internal inspection is highly recommended to truly appreciate the deceptive size, amazing finish and outstanding location of this versatile home.





TOTAL FLOOR AREA : 1251 sq.ft. (116.3 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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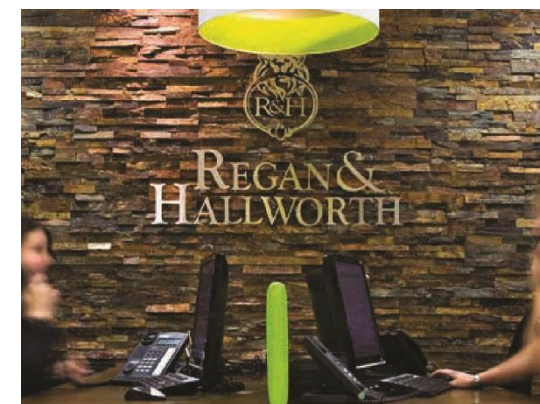
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



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