

88, Weavermill Park, Ashton-in-Makerfield, WN4 9EZ

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

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## 88, Weavermill Park, Ashton-in-Makerfield, WN4 9EZ

*Bright and spacious 1st floor apartment for let near centre of Ashton.*



- Superb 1st floor apartment
- Two bedrooms
- Lounge with Juliet balcony
- Allocated parking in private courtyard
- Bright and spacious interior
- Fitted wardrobes & Juliet balcony to bed 1
- Modern fitted kitchen with appliances
- 587 SQ.FT.

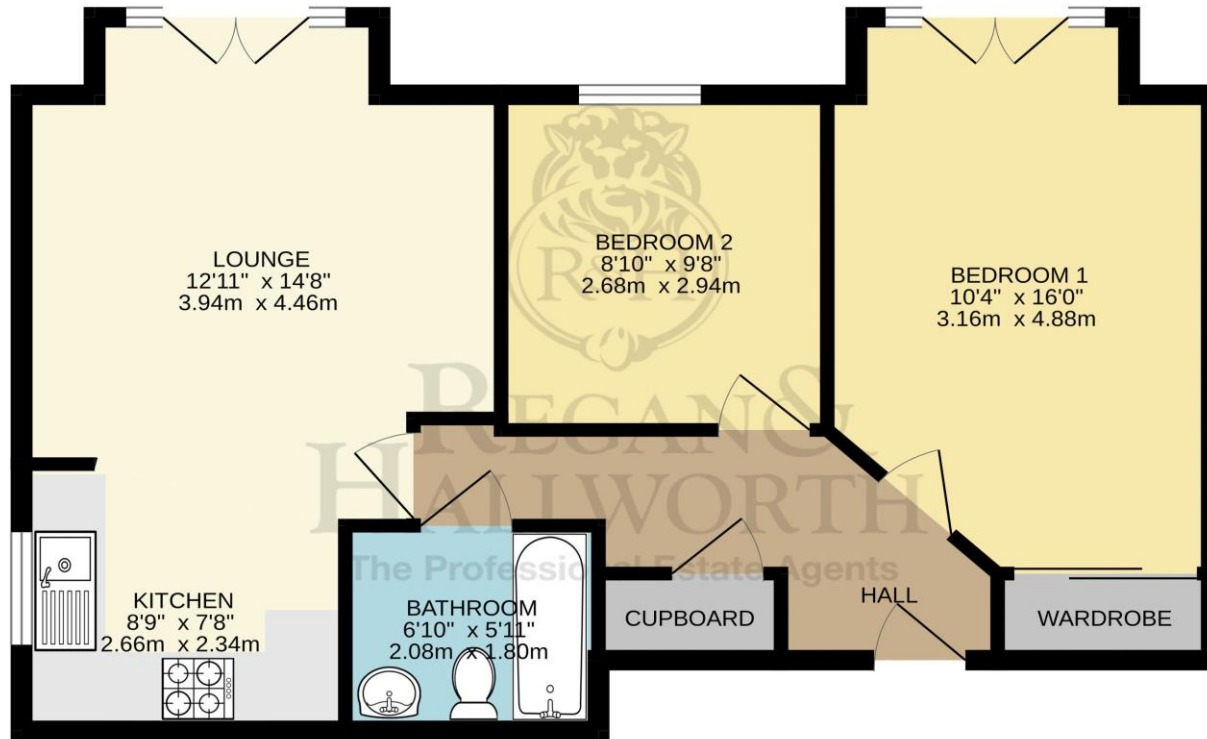
Tucked away in the heart of Ashton-In-Makerfield on an attractive modern development is this well-presented two bed 1st floor apartment. It boasts allocated parking in a private courtyard to the rear and is less than 5 minutes drive from both the East Lancs Road (A580) and the M6 motorway. However, you won't always need the car as the property is within easy walking distance to Ashton Centre where you can find a wide array of amenities including trendy bars, restaurants, two supermarkets and plenty of shops/stores for convenience. The accommodation comprises a communal entrance with security intercom entry system, lounge with Juliet balcony, kitchen with oven, dishwasher, washing machine and fridge freezer, two good sized bedrooms including a master with fitted robes and another Juliet balcony plus a family bathroom with shower over bath. The apartment enjoys a westerly aspect so all the rooms are lovely and bright. Internal viewing of this property is highly recommended to appreciate what it has to offer.





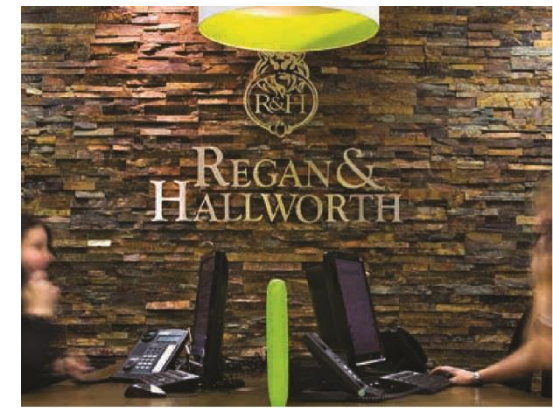
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**GROUND FLOOR**  
587 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.6 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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**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

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



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