

TO LET

82, Old Road, Ashton-In-Makerfield , WN4 9BQ

REGAN & HALLWORTH  
The Professional Estate & Letting Agents





## 82, Old Road, Ashton-In-Makerfield , WN4 9BQ

*Excellent three bed, garden fronted mid-terrace home located in Ashton-In-Makerfield.*



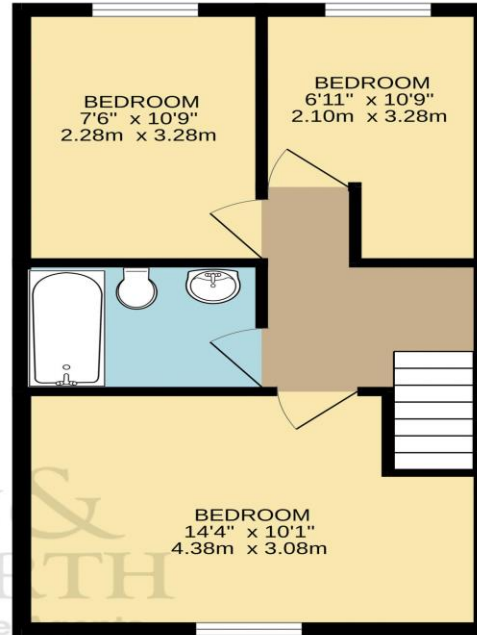
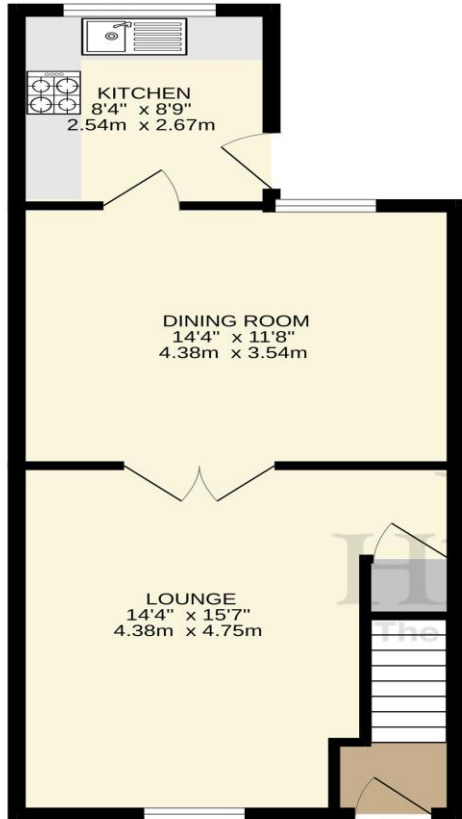
- Superb mid-terrace family home
- Modern kitchen with cooker
- Bathroom with shower over bath
- Close to schools and amenities
- Great sized reception rooms
- Three good sized bedrooms
- Front and rear yard style gardens
- 843 SQ. FT.

Now available to let and located in the ever-popular area of Ashton-In-Makerfield is this stunning, three bed garden fronted mid-terrace home. Old Road has been finished to a great standard throughout offering spacious accommodation set over two floors. The property is situated close to the town centre with all its amenities, great public transport links, schools for all ages and is just a short drive to several major motorway networks. In brief the accommodation comprises of entrance hallway, large formal lounge / sitting room located to the front, separate dining room to the rear and a modern fitted kitchen offering a range of wall, base and drawer units along with cooker. On the first floor there are two good sized double bedrooms, a third large single bedroom and then a modern fitted family bathroom comprising of wc, sink unit and bath with shower over. Externally the property has a front yard style garden whilst to the rear there is a good-sized enclosed yard. Internal inspection is recommended to fully appreciate the deceptive size, great finish and superb location.







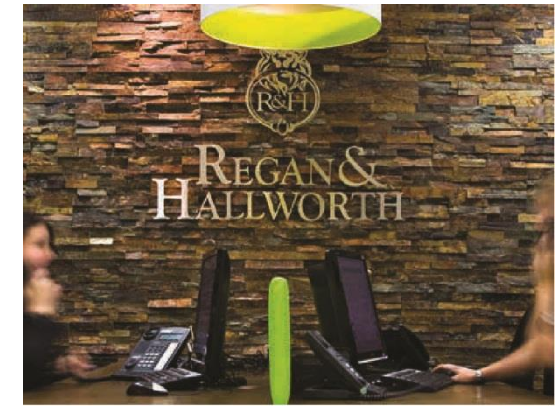


TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.

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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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.



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