

7, C Court, Ashton-In-Makerfield, WN4 9EA



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Excellent three bed end-terrace property located close to Ashton-In-Makerfield.

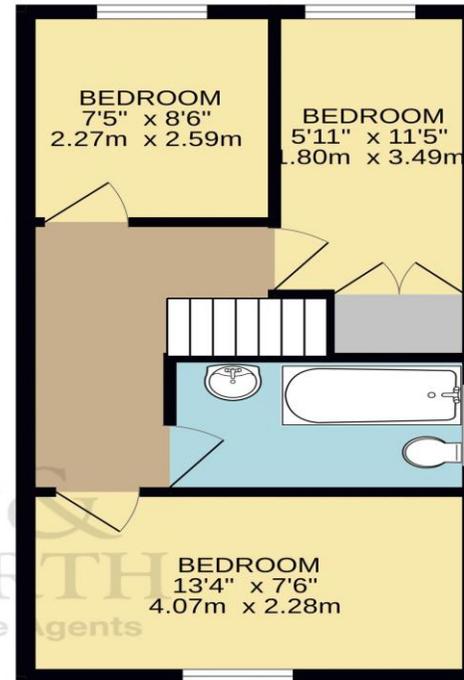
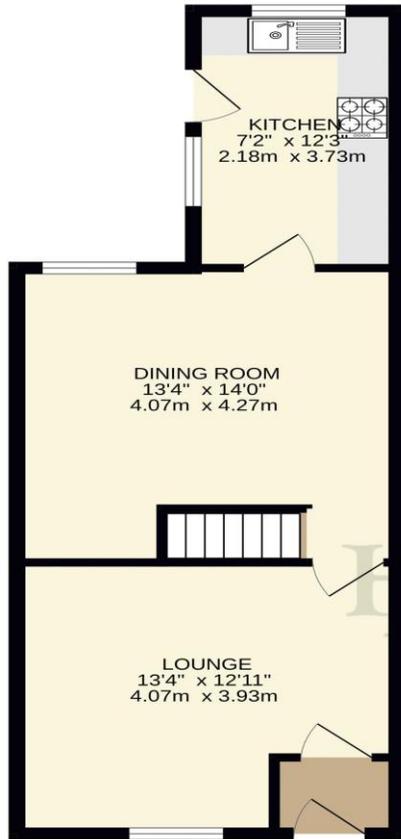


- Refurbished end-terrace home
- Modern kitchen with cooker
- Bathroom with shower over bath
- Close to schools and amenities
- Great sized reception rooms
- Three good sized bedrooms
- Front and rear gardens
- 806 SQ. FT.

Now available to let and located along a quiet road in the ever-popular area of Ashton-In-Makerfield is this recently refurbished three bed end-terrace. C Court has been finished to an excellent standard throughout boasting spacious accommodation set over two floors. The property is situated withing easy walking distance to the town centre which boasts a great range of amenities along with being close to some outstanding schools for all ages, public transport links and is just a short drive to the M6 motorway network. In brief the accommodation comprises of entrance hallway, formal lounge / sitting room located to the front of the property, dining room located to the rear and then a modern fitted kitchen offering a range of wall, base and drawer units along with cooker. Up on the first floor there is a double bedroom located to the front, two more great sized bedrooms located to the rear of the property and then a family bathroom with shower over bath. Externally C Court has a walled garden whilst to the rear there is a private and enclosed garden. Internal inspection is highly recommended to truly appreciate the deceptive size, great finish and superb location.





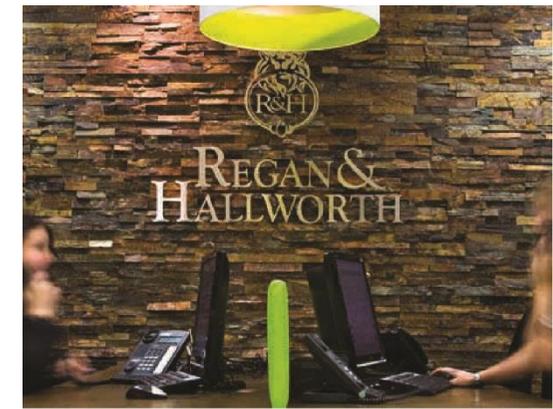


TOTAL FLOOR AREA : 806 sq.ft. (74.8 sq.m.) approx.

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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