

TO LET

15, Regent Avenue, Ashton-In-Makerfield, WN4 0AX

REGAN & HALLWORTH
The Professional Estate & Letting Agents



15, Regent Avenue, Ashton-In-Makerfield, WN4 0AX

Deceptively spacious two bed top floor apartment.



- Top floor apartment
- Modern fitted kitchen
- Modern fitted bathroom / shower over
- Close to amenities and transport links
- Great sized reception room
- Two large bedrooms
- Private entrance / communal gardens
- 693 SQ. FT.

Now available to let is this two bed top floor apartment with its own private entrance and communal gardens. Regent Avenue has been finished to the highest of standards throughout boasting contemporary décor and neutral flooring along with a modern kitchen and bathroom. The apartment is situated close to Ashton-In-Makerfield which has a superb range of amenities along with public transport links, schools and motorway networks.

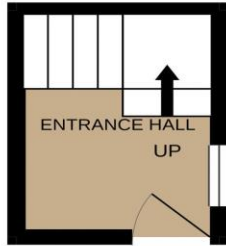
The accommodation boasts just over 690 square feet and briefly comprises of ground floor private entrance hallway, stairs leading up to the first-floor landing area and then a large formal lounge / sitting room with neutral flooring and décor. There are two great sized bedrooms again continuing with the neutral décor and flooring, a modern fitted kitchen offering a range of wall, base and drawer units along with cooker and hob and then a modern fitted family bathroom with shower over bath, low level wc and sink unit.

Externally Regent Avenue has a parking area to the front and then communal gardens to the front and rear. Internal inspection is highly recommended to fully appreciate the overall size, superb finish and excellent location.

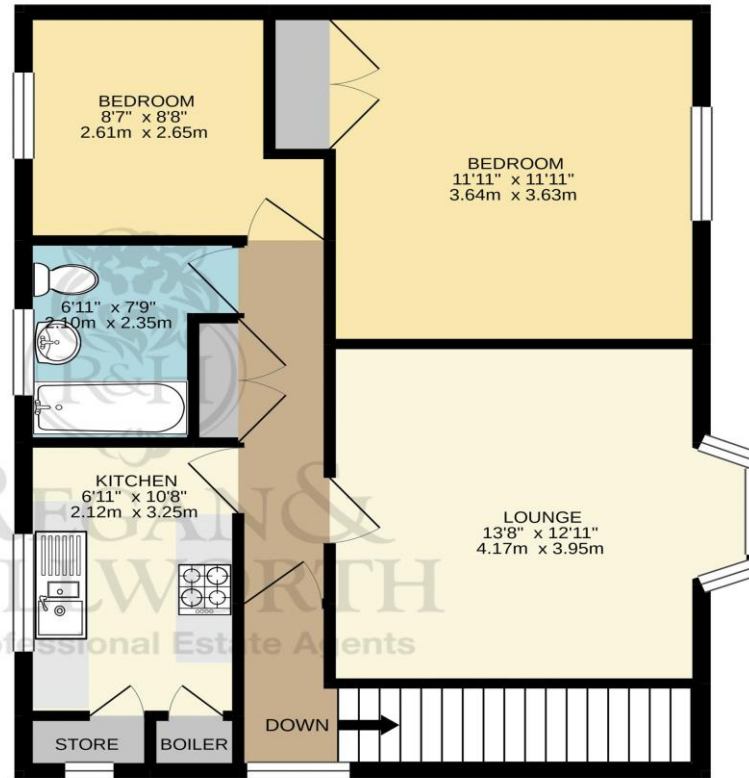




GROUND FLOOR
56 sq.ft. (5.2 sq.m.) approx.

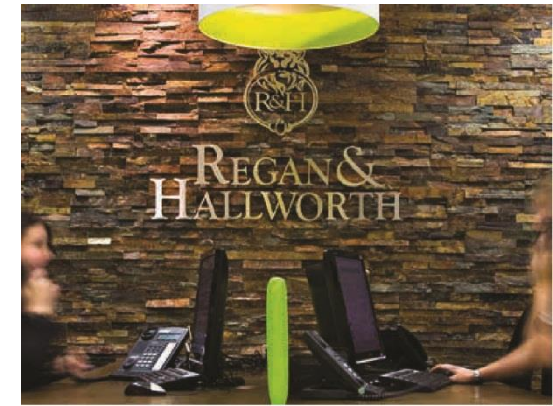


1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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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