



360, Garswood Road, Ashton-In-Makerfield, WN4 0TZ

£130,000

*David
Davies*  *Collection*



360, Garswood Road, Ashton-In-Makerfield WN4 0T7

- EPC:D
- Council Tax Band: A
- Leasehold - 877 Years Remaining
- No Onward Chain
- End Terraced Property
- Ideal For Investors
- Two Large Reception Rooms
- Three Bedrooms
- Semi-Rural Location
- Private Rear Yard And Parking To The Rear

Located on Garswood Road in Ashton-in-Makerfield, this large three-bedroom end-terraced property is offered to the market with no onward chain and presents an exciting opportunity for investors or buyers seeking a renovation project.

The property offers generous proportions throughout and boasts excellent potential to reconfigure and modernise. The ground floor comprises two substantial reception rooms with high ceilings, which could be opened up to create a spacious, contemporary open-plan living and dining area. To the rear, the property has previously been extended to accommodate a kitchen, providing further scope to redesign into a large open-plan kitchen diner. A ground floor bathroom completes the lower level.

To the first floor, the accommodation continues with three generously sized bedrooms, offering flexible living space ideal for families or future resale.

Externally, the property benefits from a low-maintenance rear yard and a detached garage, providing excellent storage. There is also vehicular access to the rear, allowing for off-road parking and added convenience.

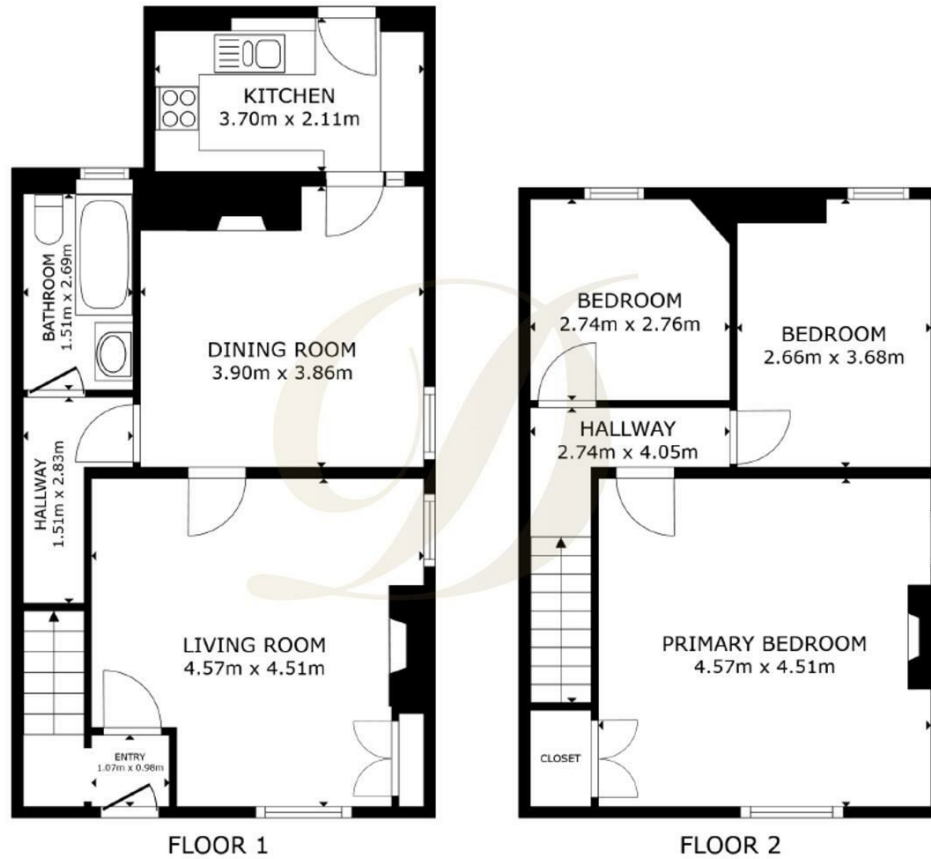
Requiring modernisation throughout, this spacious end-terrace offers huge potential to add value and create a superb home or investment in a well-connected location. Early viewing is recommended to fully appreciate the scope on offer.

* Probate Is Now Granted *

EPC:D







David Davies

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Patrick Davies

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

Energy Efficiency Rating: Current 64, Potential 77

Environmental Impact (CO₂) Rating: Current D, Potential A