

FOR SALE

120, Liverpool Road, Ashton-In-Makerfield, WN4 9LX



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Wonderful, individual detached bungalow boasting an exceptional rear plot.



- Unique & individual bungalow
- Substantial amount of floorspace
- Prestigious main road position
- Available chain free
- 3 bedrooms / 2 reception rooms
- Wonderful plot & gardens
- Enviably set back behind the road
- 3524 SQFT

Discreetly set back from the main road behind a large, mature front garden & resting within a very generous & wonderfully maintained plot - this beautiful & spacious individually built bungalow is enviably positioned along the prestigious Liverpool Road which is comfortably one of Ashton's most sought after settings. Resting just off Liverpool Road itself, the home enjoys that additional bit of privacy & seclusion screened by mature trees. Dating back to the 1930s & brimming with instant kerb appeal courtesy the striking Rosemary tiled roof - the home would be perfect for a growing family seeking a property that boasts a considerable amount of living space, but interestingly also has the potential to be further extended due to its substantial roof / loft spaces & land to rear.

Predominantly laid across the ground floor, the home (including the roof space & garage) extends to an astonishing 3524 square feet of space. Beautifully maintained over the years, the home in brief comprises; a large & welcoming entrance hallway, an elegant main front lounge with feature rounded bay window, a rear dining room & then the fitted kitchen. There are three generous ground floor bedrooms, with an en-suite shower & walk-in wardrobe off the master, plus a family bathroom suite. Upstairs there is a loft room accessed via a staircase, plus various roof spaces that all provide fantastic potential for development should clients wish.

Externally, there is a particularly generous and mature garden which extends to the front, side & rear & provides notable frontage and privacy from the road, whilst to the rear is a very private and fully enclosed garden which has been stunningly maintained & a real asset to the home. To the front is a large driveway which leads to the substantial detached brick garage which is double-skin and has running water - making it ideal for anyone looking for annexe potential / a place to create a garden office / studio. Part of the garage has been sectioned off to provide a utility room plus a wc too. The home is warmed by gas central heating & the boiler was replaced around 5yrs ago. Early viewings are highly recommended on this totally unique family home. No chain delay.

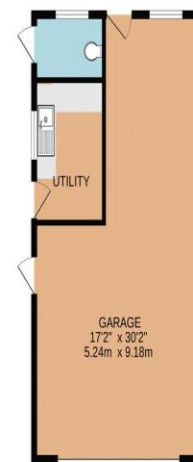
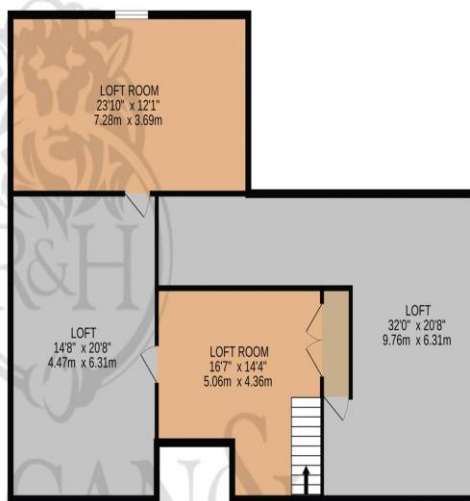




GROUND FLOOR
1778 sq.ft. (165.2 sq.m.) approx.

1ST FLOOR
1227 sq.ft. (114.0 sq.m.) approx.

GARAGE
518 sq.ft. (48.2 sq.m.) approx.



REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 3524 sq.ft. (327.4 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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Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.



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