

FOR SALE

14, Chimes Road, Ashton-In-Makerfield, WN4 0LA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



14, Chimes Road, Ashton-In-Makerfield, WN4 0LA

Superb three bed, semi-detached true bungalow offered with no onward chain



- Great sized semi-detached bungalow
- Well-equipped fitted kitchen
- Family bathroom with shower
- SOLD WITH NO ONWARD CHAIN
- Spacious and versatile accommodation
- Three good sized bedrooms
- Gardens / driveway / garage
- 911 SQ. FT.

Now available for sale and offered with NO ONWARD CHAIN is this superb semi-detached true bungalow. Chimes Road is an excellent property with bags of potential and sat on a great-sized plot in Ashton-in-Makerfield. The property offers excellent access into the town which has a range of amenities along with superb public transport links and access to the M6 and East Lancashire Road.

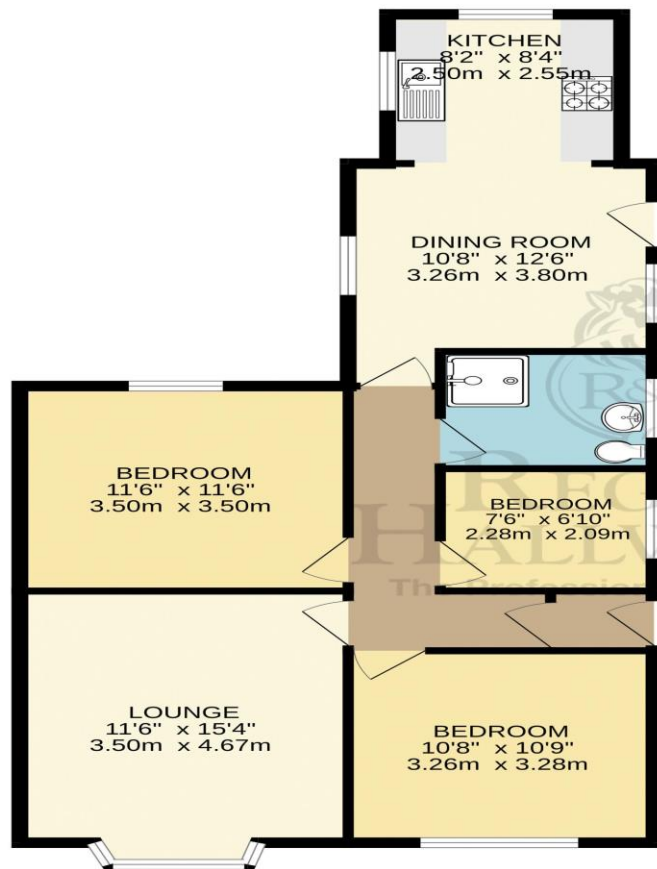
In brief, the accommodation comprises an entrance hallway, a lounge/sitting room with bay window located to the front, two double and one single bedroom, a modern fitted family bathroom with walk-in shower, and then an excellent open-plan kitchen/dining room located in the rear extension with the kitchen offering a range of wall, base, and drawer units along with a door giving access to the gardens.

Externally, the property has a walled and well-maintained front garden with a driveway which leads down the side of the property to a carport and single garage. To the rear, there is a well-stocked and well-maintained private garden. Internal inspection is highly recommended to fully appreciate the property's size, location, and excellent potential.

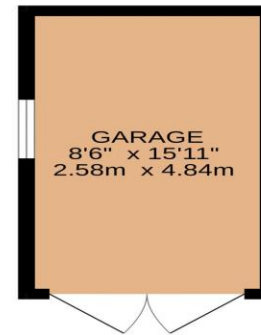




GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



GARAGE
134 sq.ft. (12.5 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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 endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

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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