

FOR SALE

10, Toothill Close, Ashton-In-Makerfield , WN4 8BJ

 **REGAN &
HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



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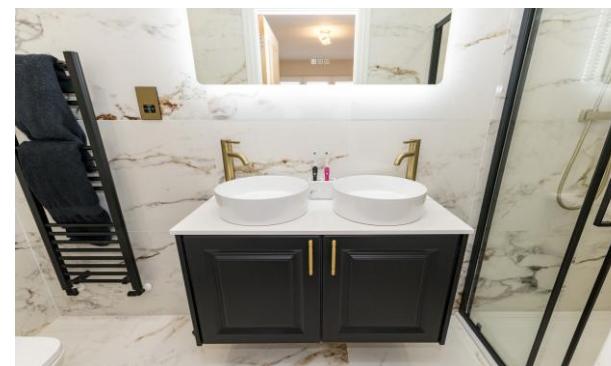
Exceptional three bed detached family home located in Ashton-In-Makerfield.



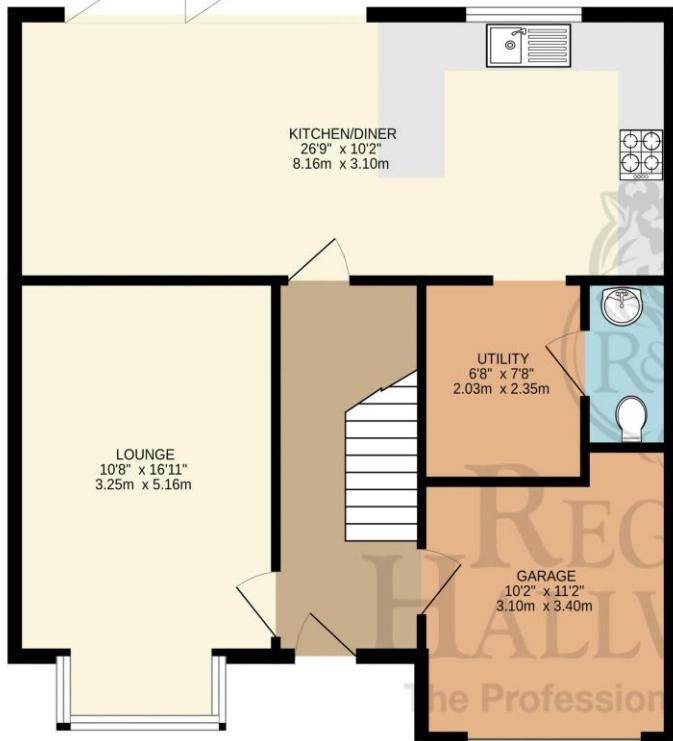
- Newly renovated detached family home
- Spacious reception rooms
- Three good sized bedrooms
- Large driveway / garage / gardens
- Exceptional fixtures and fittings
- Open plan kitchen / dining / family room
- Modern bathroom and en-suite
- 1126 SQ. FT.

This is a truly exciting opportunity to purchase a fully renovated three bed detached family home located on a modern development in Ashton-In-Makerfield. Toothill Close has been finished to the highest of standards throughout boasting spacious accommodation set over two floors along with large driveway, garage and landscaped gardens. The property offers excellent access to a range of local amenities including the town centre, great public transport links, schools for all ages and is just a short drive to several major motorway networks. In brief the accommodation comprises spacious entrance hallway with feature glass and oak stair case, access into the integral garage, large formal lounge with feature log burning stove and then an exceptional open plan space to the rear housing the modern fitted and well equipped kitchen, space for dining / seating area with bi-fold doors leading out onto the rear patio. Off the kitchen there is a door giving access to a large utility room and cloak room wc. Up on the first floor there is a large master double bedroom located to the front of the property with en-suite shower, second double bedroom located to the rear, modern family bathroom with free standing bath and then a third single bedroom / home office to the front. Externally Toothill Close has a large block paved driveway providing off road parking and access to the integral garage. To the rear the gardens are private and secure and have been tastefully landscaped including a large Indian stoned patio area with faux lawn. Internal inspection is highly recommended to truly appreciate the property's size, excellent finish and outstanding location.



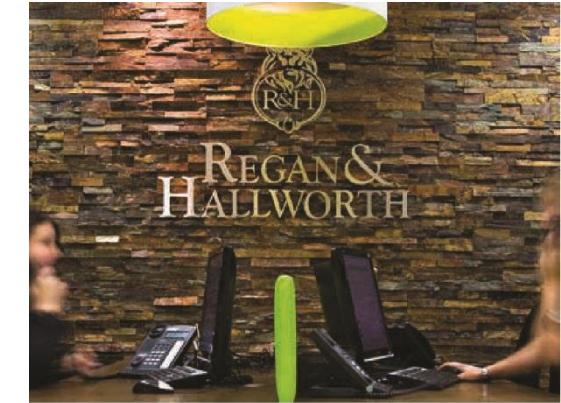
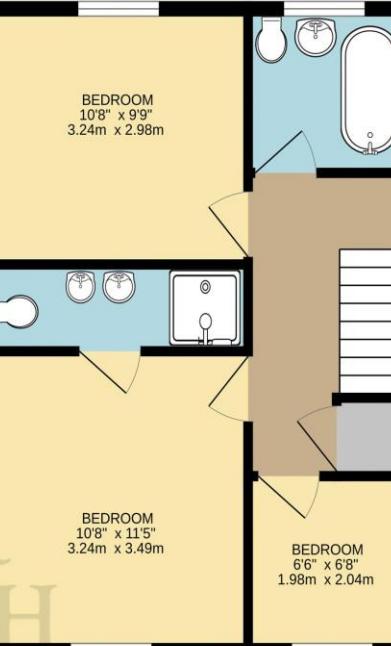


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TOTAL FLOOR AREA : 1126 sq.ft. (104.6 sq.m.) approx.

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 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.

www.reganandhallworth.com