FOR SALE

55, Bryn Road South, Ashton-In-Makerfield, WN4 8QR

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



55, Bryn Road South, Ashton-In-Makerfield, WN4 8QR

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



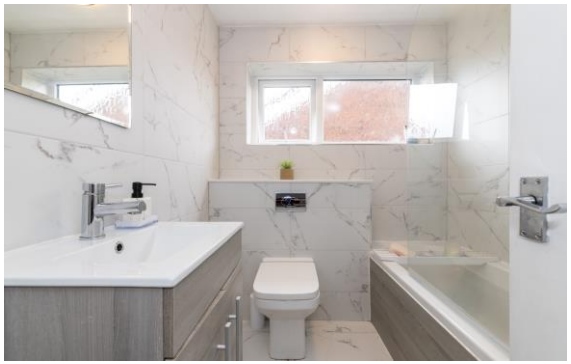
- Superb semi-detached family home
- Open plan kitchen / dining area
- Bathroom with shower over bath
- Close to schools and amenities
- Great sized reception rooms
- Three good sized bedrooms
- Gardens and driveway
- 738 SQ. FT.

This is a fantastic opportunity to purchase a truly amazing and well-presented three-bed semi-detached family home located in Ashton-in-Makerfield. Bryn Road South has been finished to an exceptional standard offering spacious accommodation set over two floors, an ideal home for the first-time buyer or the growing family. The property boasts easy access to the town centre with all its amenities, schools for all ages, public transport links including train station, and is just a short drive to several major motorway networks.

In brief, the property offers an entrance hallway, a great-sized lounge/sitting room located to the front with open stairs leading to the first floor, then a spacious open-plan kitchen/dining room located to the rear with the kitchen offering a range of wall, base, and drawer units along with a cooker and doors leading to the gardens. Up on the first floor, there are two good-sized double bedrooms, a third single bedroom, and then a modern family bathroom with a shower over bath.

Externally, the property has a well-maintained lawn and driveway with a gate giving access down the side. To the rear, there is a private and enclosed garden with patio and lawn. Internal inspection is highly recommended to fully appreciate the property's size, internal finish, and excellent location.

















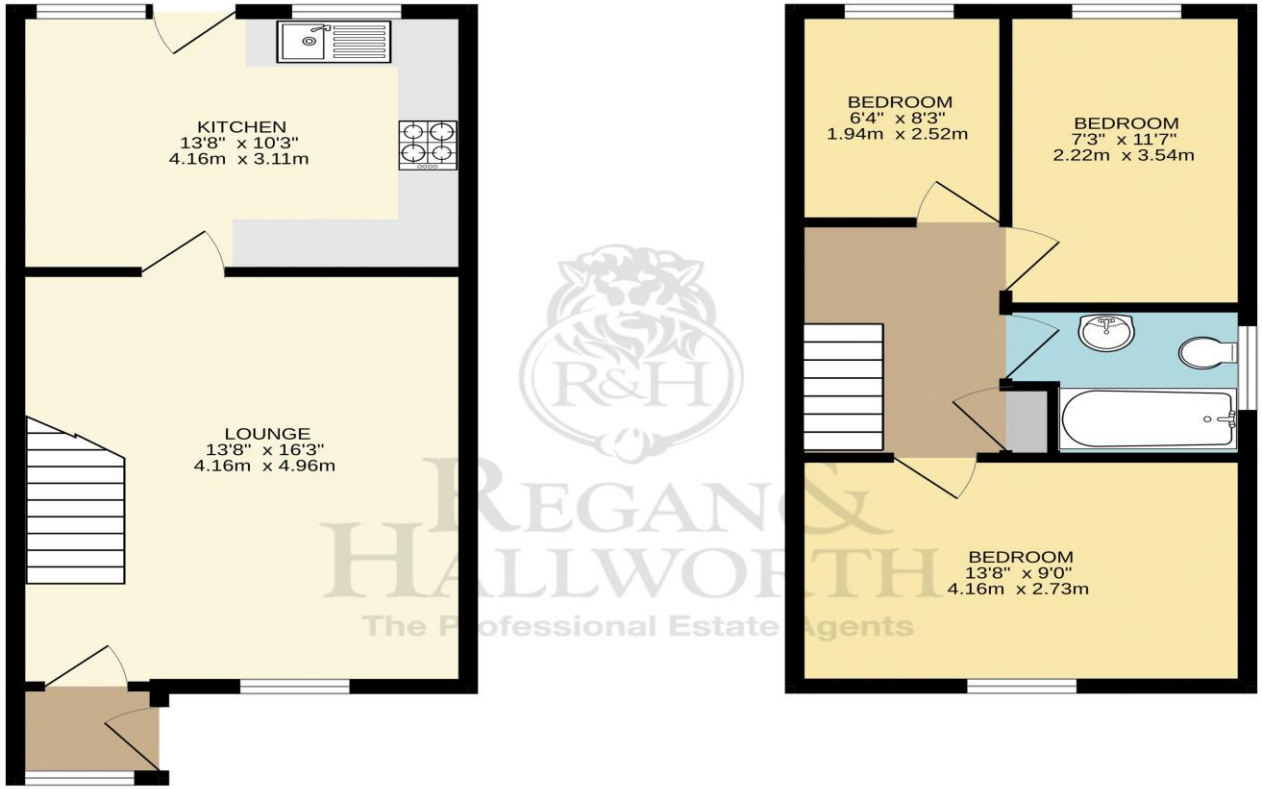






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TOTAL FLOOR AREA : 738 sq.ft. (68.6 sq.m.) approx.

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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