FOR SALE

17, Kinross Avenue, Ashton-In-Makerfield, WN4 0UB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



17, Kinross Avenue, Ashton-In-Makerfield, WN4 0UB

An individual 1,255 sq.ft. home with generous south facing gardens & exciting potential to extend further



- Rare and distinctive extended family home
- Spacious 3-bedroom accommodation
- Substantial garage and side extension
- Sunny south-facing rear garden
- Highly desirable cul-de-sac position
- Conservatory with insulated roof
- Potential to extend into 5 bed house
- 1,255 SQ.FT. / Freehold

Occupying a particularly desirable position within one of the most sought-after cul-de-sacs on the ever-popular Garswood Estate, this distinctive and rarely available style of home boasts an attractive mansard roof design and deceptively spacious three-bedroom accommodation arranged over two floors. The property has been significantly extended, with the addition of a conservatory (with insulated roof) and a substantial ground floor extension to side, more than doubling the original footprint and creating an impressive amount of additional living, entertaining and storage space.

Currently totalling 1255 square feet of living space it already offers considerably more accommodation than many comparable properties. Yet there remains exciting potential for a purchaser looking to further develop and personalise the home to their own requirements. Of particular interest, the substantial garage and side extension were constructed with the potential to build above, subject to the necessary planning permissions and building regulations. This could provide an excellent opportunity to significantly increase the first-floor accommodation, potentially creating two additional bedrooms and/or a further bathroom.

Outside the house features larger than average gardens with ample off road parking and a rear garden that enjoys a sunny south facing aspect. Combining a highly desirable position, an unusual and attractive design, generous existing accommodation and considerable scope for future enlargement, this is a home offering a particularly exciting opportunity for buyers looking for something a little different with the potential to create their ideal long-term family home.





















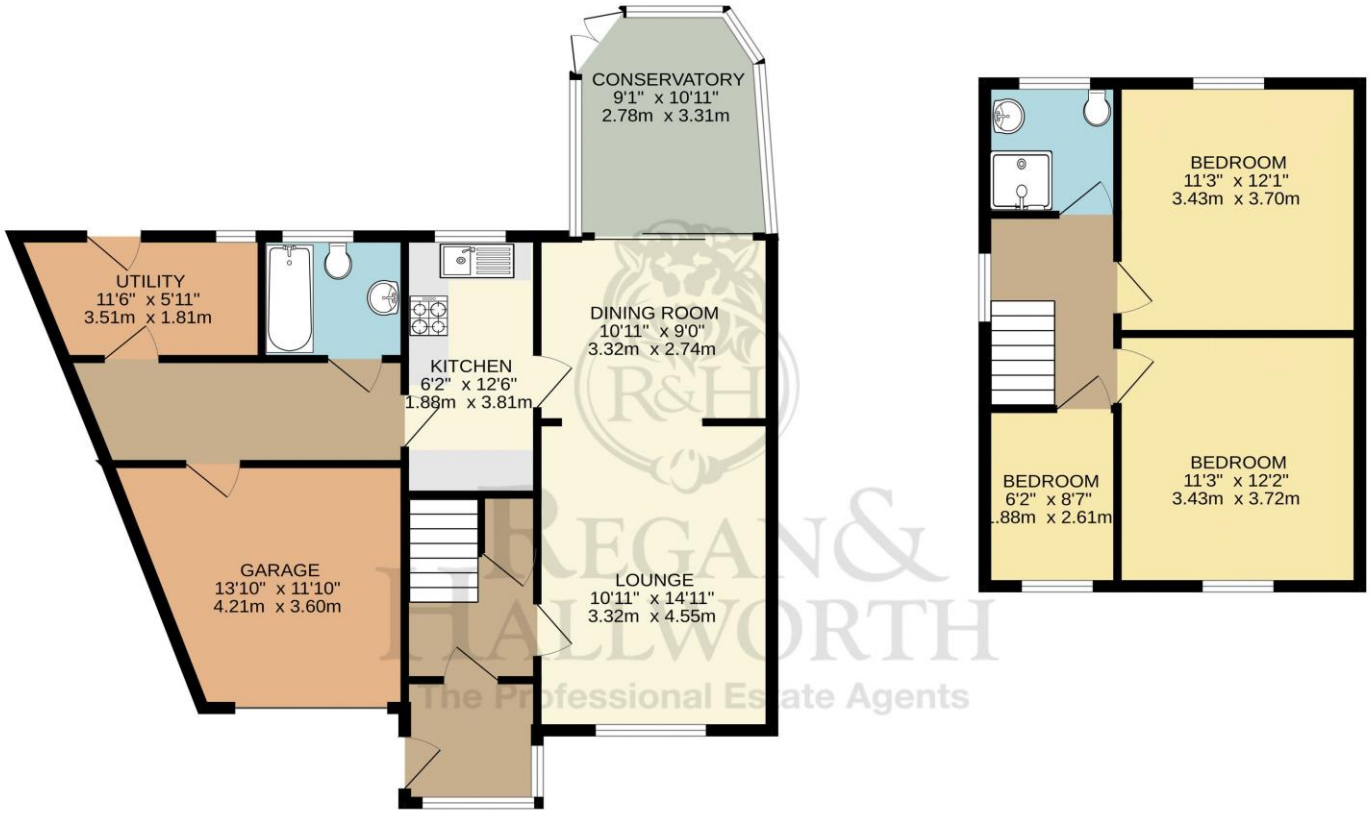






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TOTAL FLOOR AREA : 1255 sq.ft. (116.6 sq.m.) approx.

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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