

**FOR SALE**

16, Osborne Road, Ashton-In-Makerfield, WN4 9QJ

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

ESTD  
1996





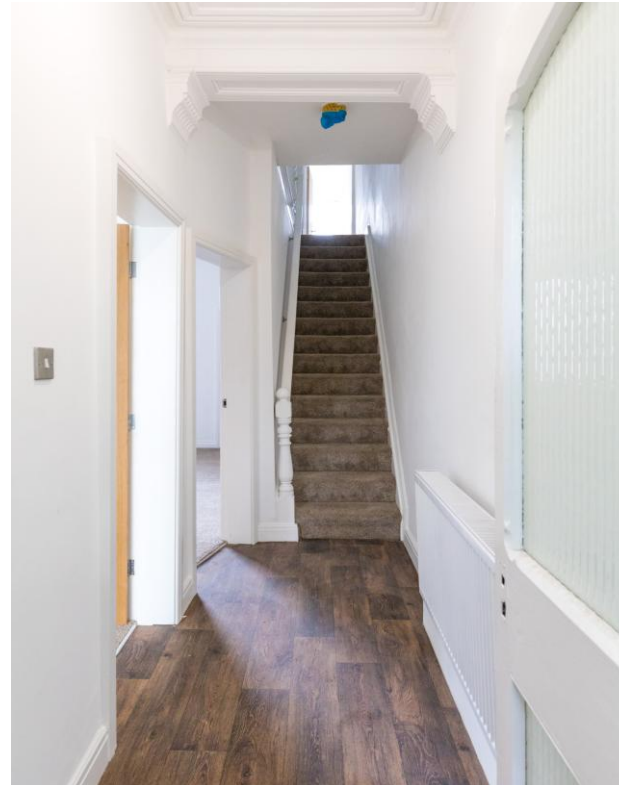
## 16, Osborne Road, Ashton-In-Makerfield, WN4 9QJ

*Handsome newly refurbished Victorian 3 bed semi in prime Parkland setting.*



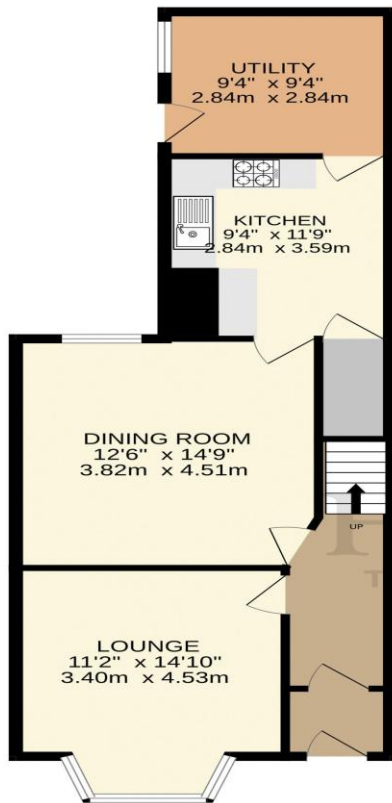
- Recently refurbished semi-detached
- Three spacious bedrooms
- Recently refurbished
- Modern kitchen & separate utility
- Lovely Parkland Views
- Stylish family shower room
- New electrics, plumbing & heating
- 1176 SQ.FT. / No chain delay

This striking Victorian residence, dating back to 1893, enjoys an enviable position directly opposite the award-winning 'Flower Gardens' of Jubilee Park, offering delightful parkland views from the front. Ideally located, the property provides easy access to Ashton town centre's excellent amenities, with superb transport links via the M6 motorway and nearby train station offering direct routes to Wigan and Liverpool. Recently renovated, the property now offers a sleek, contemporary interior spanning 1,176 square feet. Stripped back to the brick and meticulously rebuilt, everything—from the walls and ceilings to the electrics, plumbing, and heating—has been newly installed, creating a finish that rivals that of a brand-new home while preserving some of the properties original character. At the heart of the home are two generously sized reception rooms, including a bay-fronted lounge with beautiful views over the park and a separate dining room, ideal for entertaining. To the rear is a modern fitted kitchen and a spacious utility room. Upstairs, the remodelled layout offers three well-proportioned bedrooms and a stylish, fully updated family shower room. Additional benefits include energy-efficient double glazing and a modern central heating system, ensuring warmth and comfort throughout the year. Offered for sale with no onward chain, early viewing is highly recommended to appreciate the quality and character of this stunning period home.





GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1176 sq.ft. (109.3 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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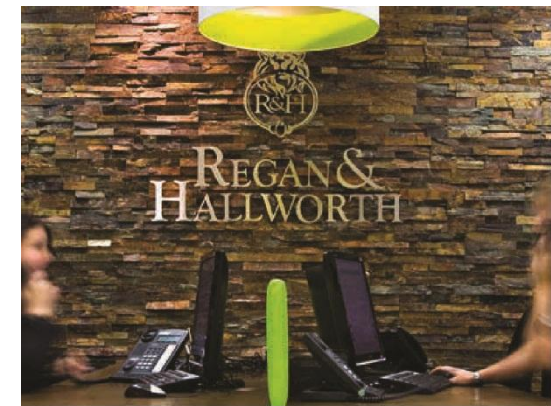
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



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