

FOR SALE

39, Nicol Road, Ashton-In-Makerfield, WN4 8LU



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Substantial detached true bungalow offering beautiful presentation & 2070 SQFT.



- Substantial detached true bungalow
- Beautifully presented throughout
- Spacious landscaped plot
- Available chain free
- 3 bedrooms / 2 reception rooms
- Stunning bathroom & en-suite
- Large driveway & garage
- 2070 SQFT

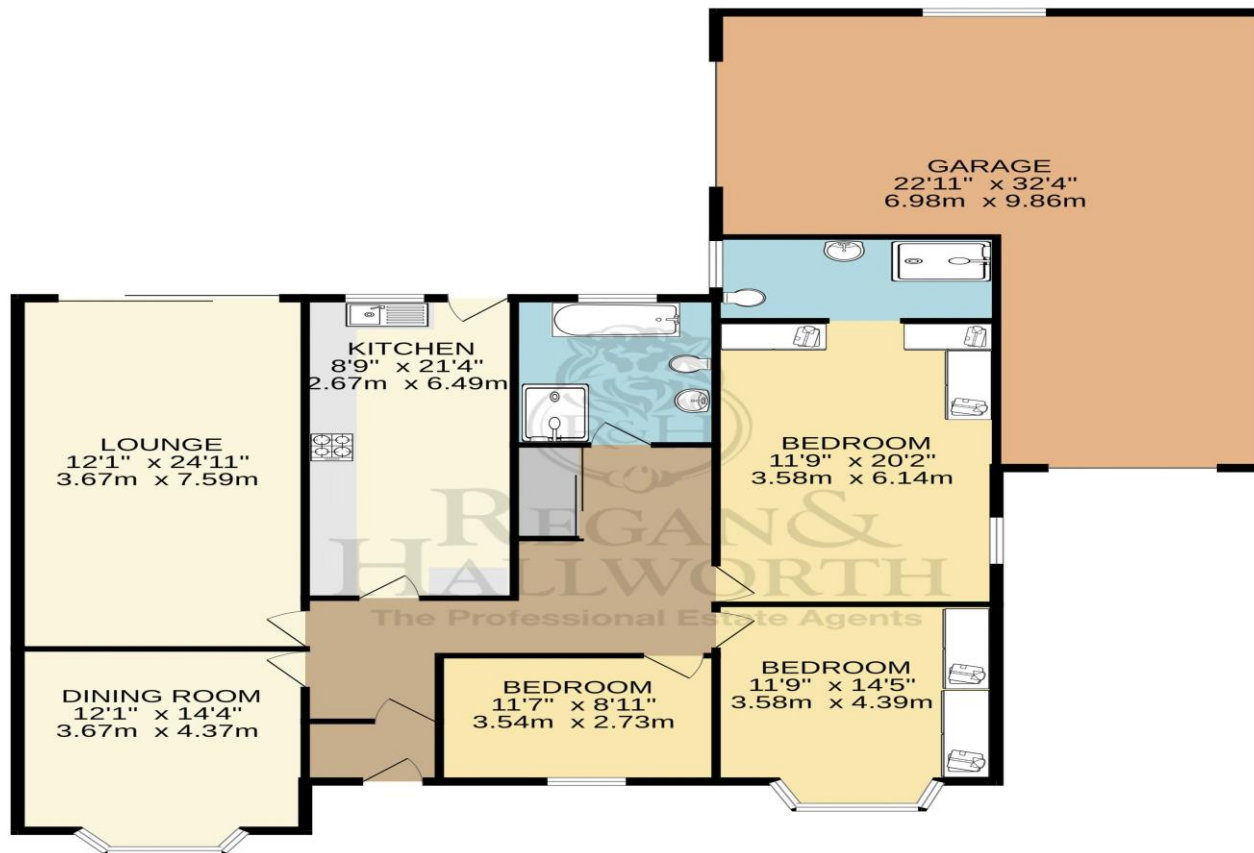
Boasting an impressive & deceptively spacious 2070 square feet of well planned & beautifully maintained living space - this individually designed detached true bungalow simply must be viewed internally to be appreciated. Brimming with instant eye-catching kerb appeal, this handsome detached bungalow would be ideal for anyone seeking the convenience of one floor living, but also because of its size it could also be perfect just for any large families simply in need of lots of living space.

The property in brief comprises; a large and welcoming entrance hallway, spacious 24ft lounge with feature fireplace and patio doors that open outside. There are three flexible bedrooms, plus an additional reception room / possible 4th bed too. The master suite benefits from fitted units & a lovely en-suite shower, plus there is an exceptional, high spec principal bathroom too. The stunning fitted kitchen is finished with quality white gloss units & boasts a range of integrated appliances with low spot lighting.

Externally the plot here is another key feature of the home extending to the front & rear, with the rear garden being ample in size, yet fairly low maintenance. To the front there is an extensive driveway which offers ample off road parking plus gives access to a notably large double garage - which also has a garage door opening to the rear too. Locally, the bungalow rests in a particularly sought after area of Ashton close to various amenities, local walks and transport links including the M6. Book now to avoid disappointment. No chain delay.







TOTAL FLOOR AREA : 2070 sq.ft. (192.3 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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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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