

FOR SALE

87, Dryden Avenue, Ashton-In-Makerfield, WN4 0JZ



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Exceptional, fully renovated true bungalow finished to the highest of standards throughout.



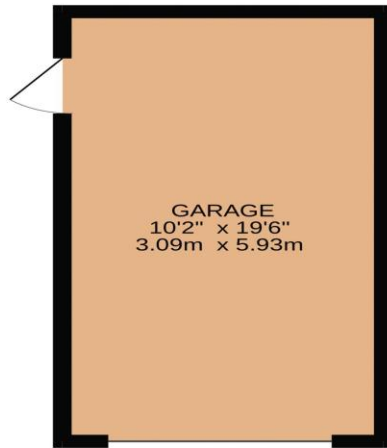
- Exceptional, fully renovated bungalow
- Stunning, open plan kitchen diner
- Extended & remodelled living space
- Available chain free
- 2 bedrooms / 2 reception rooms
- High spec finish throughout
- Sunny, south facing garden
- 1033 SQFT

This stunning semi-detached true bungalow has been extensively renovated throughout, offering turnkey accommodation that will particularly appeal to retired or downsizing clients seeking a low-maintenance home in a peaceful setting. The owners have undertaken a comprehensive programme of works both internally and externally, ensuring the property is presented to an exceptional standard. Internally, the bungalow benefits from a full re-plaster, all new internal doors, skirting boards and architraves, updated floor coverings throughout, and a completely renewed heating system, including new pipework, radiators and boiler. The property has also benefited from a full re-wire too. The property has also been extended to the rear & cleverly remodelled to create a more contemporary open plan design that should prove popular with buyers. The bungalow in brief comprises; a main entrance hallway, two good sized bedrooms, a lovely lounge with feature bay window plus the stunning open-plan kitchen diner which is finished with a range of quality integrated appliances, breakfast bar & French Doors that open out onto the garden. A luxury, re-sized 4-piece principal bathroom suite with double walk-in shower completes the arrangement. Externally, the property benefits from a generous overall plot, with a driveway and detached garage for off road parking / storage. The rear garden is mature & private, plus takes in a just-off south facing aspect too. Locally, the bungalow rests close to various shops, amenities & transport links - viewings are essential. No chain delay.

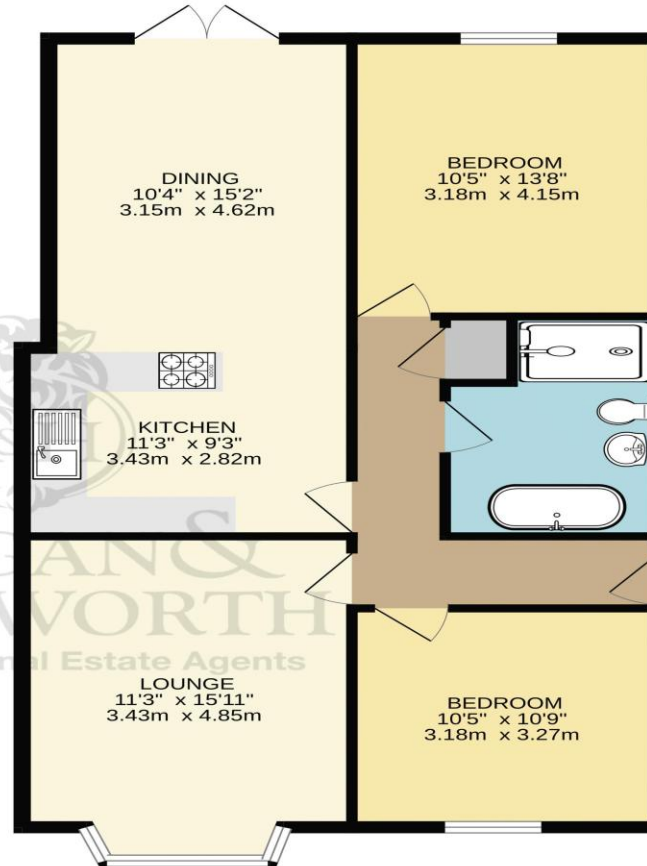




GARAGE
197 sq.ft. (18.3 sq.m.) approx.



GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 1033 sq.ft. (95.9 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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