

93, Downall Green Road, Ashton-In-Makerfield, WN4 0DL

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

ESTD  
1996



93, Downall Green Road, Ashton-In-Makerfield, WN4 0DL



- Immaculately presented 2 bed terrace
- 2 reception rooms providing flexible living
- Gas central heating
- Off-road parking to rear
- Potential to revert to original 3-bed layout
- New roof & full double glazing
- South-facing enclosed patio garden
- 882 SQ.FT. / No chain

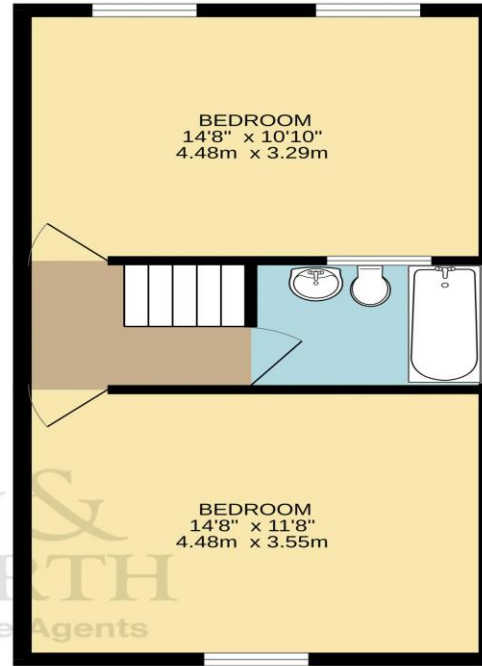
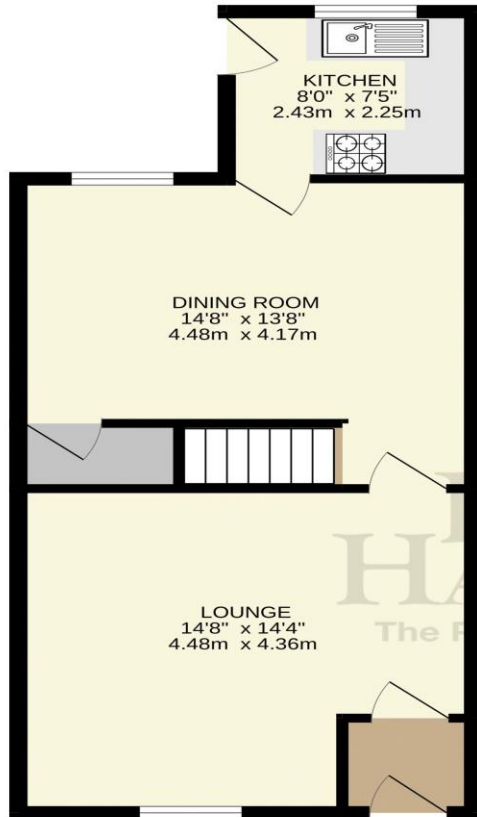
Immaculately maintained throughout, this attractive two-bedroom terraced home is ideally positioned in a sought-after location directly opposite the highly regarded Bryn St Peter's School. Combining stylish interiors with practical living, the property offers an excellent opportunity for first-time buyers, young families or those looking to downsize without compromising on comfort or convenience. The home has been thoughtfully improved and well maintained by the current owners, benefitting from a range of significant upgrades including a new roof, full double glazing and a modern gas central heating system.

Inside, the property is finished in fresh, contemporary décor creating a bright and welcoming living environment. The ground floor provides two well-proportioned reception rooms, offering flexible living and dining spaces, together with a fitted kitchen. To the rear, the lounge has been recently redecorated and features an attractive fireplace, creating a cosy focal point and an ideal space for relaxing or entertaining. Upstairs, the layout offers two generous bedrooms and a family bathroom. The property was originally configured as a three-bedroom home and offers clear potential to revert back to this layout if desired, providing additional flexibility for future needs.

Externally, the property continues to impress with the rare benefit of parking to the front as well as additional off-road parking to the rear. A pleasant, fully enclosed south-facing patio garden provides a private and low-maintenance outdoor space, perfect for enjoying the sunshine or outdoor dining. With its excellent location, modern upgrades and versatile layout, this superb home represents a fantastic opportunity to acquire a stylish and practical property in a highly desirable setting.







TOTAL FLOOR AREA : 882 sq.ft. (81.9 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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