

FOR SALE

13, Bowland Avenue, Ashton-In-Makerfield, WN4 8BD



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Three-bedroom bungalow with a sunny garden and detached garage

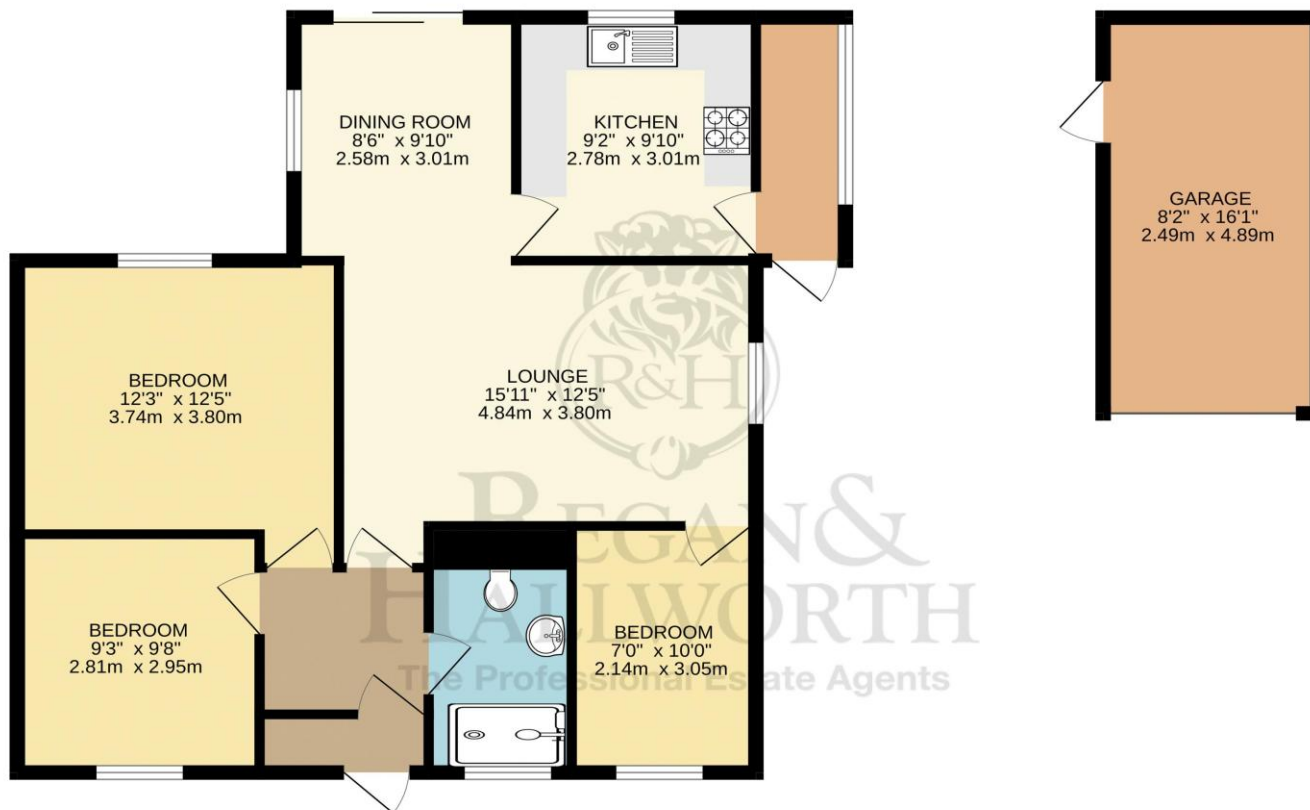


- Extended true bungalow
- Generous south facing gardens
- Three bedrooms & small utility
- Modern well-appointed kitchen
- Prime residential location
- Ample parking & detached garage
- Open plan lounge and dining room
- 923 SQ.FT. / No Chain

Tucked away within the highly sought-after Mucklow Estate in the heart of Ashton-in-Makerfield, this distinctive true bungalow offers an excellent opportunity for buyers seeking spacious, convenient single-storey living. Having benefited from a substantial rear extension and thoughtful remodelling, the property now provides three well-proportioned bedrooms and generous living space, making it particularly appealing to retiring couples or anyone looking for a comfortable home for the long term. One of the property's standout features is its generous plot. Set well back from the road behind a particularly spacious frontage, the bungalow enjoys a welcome degree of privacy, together with ample off-road parking along a long driveway leading to a detached garage. To the rear, the fully enclosed, level garden is both private and easy to maintain, and benefits from not being directly overlooked and a lovely south-west-facing aspect that makes the most of the afternoon and evening sunshine. Internally, the rear extension has transformed the layout, creating a spacious open-plan lounge and dining room, ideal for relaxing or entertaining, alongside a separate, well-appointed kitchen. Three good-sized bedrooms are positioned towards the front of the property, while a useful utility area, incorporated into the extension, provides practical space for the washing machine and dryer. Offered for sale with NO ONWARD CHAIN and realistically priced to encourage a sale, this is an appealing opportunity to secure a well-located bungalow with plenty to offer and scope for a new owner to add their own style and personal touches, creating a wonderful home to enjoy for many years to come.







TOTAL FLOOR AREA : 923 sq.ft. (85.7 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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