

FOR SALE

3, Laurel Grove, Ashton-In-Makerfield, WN4 8LJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



3, Laurel Grove, Ashton-In-Makerfield, WN4 8LJ

Elegant Edwardian home offering an astonishing 4434 SQFT of beautiful period living space.



- Elegant Edwardian detached home
- Stunning period living space
- Generous garage / workshop
- Available chain free
- 5 bedrooms / 4 reception rooms
- Prestigious, sought after setting
- Astonishing amount of floor space
- 4434 SQFT

Enviably nestled along the prestigious Laurel Grove in Ashton, one of area's most coveted & pretty, tree-lined settings - this substantial period detached family home offers an astonishing 4434 square feet of beautiful living space spread across three floors and is brimming with lovely, period touches and features.

The property itself boasts instant kerb appeal via its eye-catching double-fronted facade with feature stone mullion windows and sits imposingly within a lovely, private plot. Internally, this eye-catching residence enjoys an array of striking original period detail; from the customary high ceilings, large feature bay windows, to the ornate plaster coving, architraves & mouldings. The ground floor alone here provides a wealth of living space & in brief comprises; a vestibule & hallway, off which are four large reception rooms with feature fireplaces & a pretty bay windows. One of the reception rooms was originally built as a pool (which potentially could be reinstated) & has a shower room plus there is a sauna too. The pretty kitchen diner, which is finished with granite worktops & integrated appliances is located to the rear of the home, plus there is a conservatory with insulated roof for additional comfort. Upstairs offers no less than 5 bedrooms on the first floor, with an additional two rooms on the top floor too. The impressive master suite benefits from elegant fitted furniture, a walk in wardrobe plus a notably large en-suite too.

Externally, the home has a pretty & private enclosed rear garden which enjoys a lawned area plus there is a large detached garage which includes a sizeable workshop too. Locally, the town centre of Ashton is a short drive away, plus the area provides clients with numerous shops, restaurants, bars and cafes. The pretty Jubilee Park is a stone's throw away, as are the area's acclaimed schools. Early viewings are highly recommended on this beautiful period home. No chain delay.



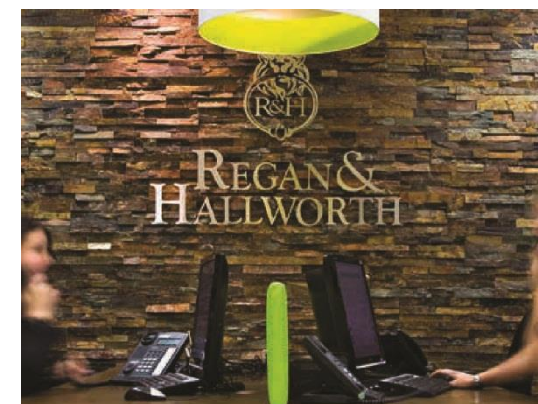




TOTAL FLOOR AREA : 4434 sq.ft. (411.9 sq.m.) approx.

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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