

FOR SALE

7, Lavender Walk, Ashton-In-Makerfield, WN4 0RD

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

 ESTD
1996



7, Lavender Walk, Ashton-In-Makerfield, WN4 0RD

Superb executive detached family home located in an exclusive cul-de-sac setting.



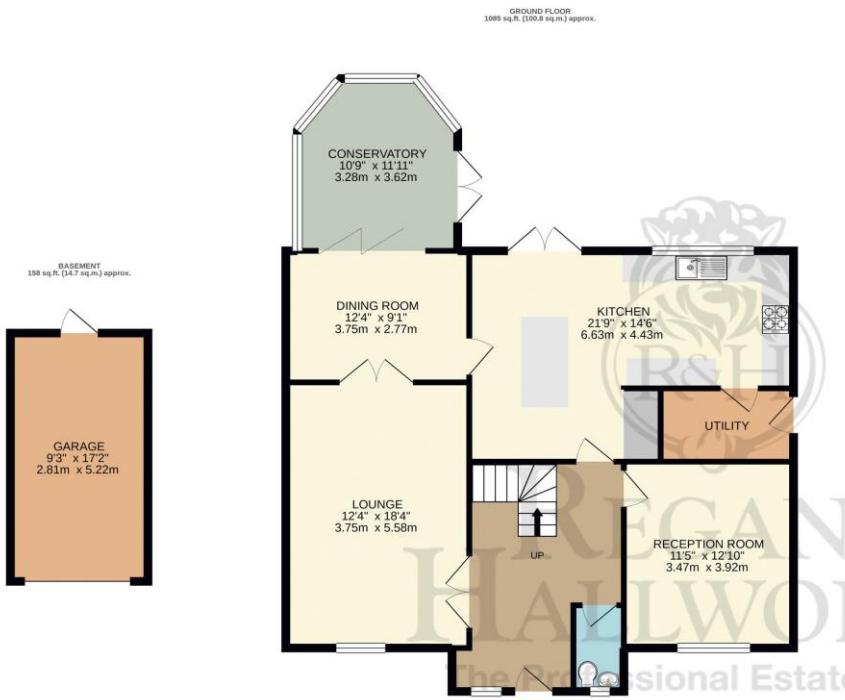
- Immaculate executive detached home
- Beautifully presented throughout
- Exclusive cul-de-sac position
- Stunning landscaped garden
- 5 double bedrooms / Lots of storage
- Impressive amount of floorspace
- Wonderful plot, ample parking & garage
- 2196 SQFT

Enjoying striking kerb appeal and offering exceptionally well-planned, spacious accommodation extending to an impressive 2,196 sq ft, this outstanding executive detached family home provides impeccable, family-friendly living space. Positioned in a location where properties rarely become available, early viewing is strongly advised to avoid disappointment. Conveniently situated on one of the area's most sought-after residential developments, Lavender Walk is home to just a small collection of substantial, individual detached houses, renowned for their generous plots, attractive setting and high-quality construction. Number 7 stands out not only for its size and refined internal finish, but also for the quality and privacy of its plot. Set back from the road, the enclosed rear garden is particularly secluded and, given its scale, offers excellent potential to accommodate further substantial extensions, should a purchaser wish to do so. Internally, the property is arranged over two floors and has been comprehensively refurbished over the past six years, resulting in a home that is ready to move straight into. The accommodation briefly comprises a welcoming entrance hallway featuring a stylish oak and glass staircase, a front dining room/snug, and a spacious main lounge with feature fireplace. There is a further dining room with bi-fold doors opening into a rear conservatory, creating a wonderful flow for modern living and entertaining. The impressive L-shaped open-plan kitchen diner is finished with granite worktops and a range of high-quality integrated appliances, complemented by a useful separate utility room. To the first floor are five well-proportioned double bedrooms, including an excellent principal suite with fitted furniture and a superb en-suite shower room, along with a beautifully appointed family bathroom. Externally, the gardens are a true highlight, with the rear being particularly large, mature and well screened by established trees, providing a high degree of privacy. A stunning Indian stone patio creates multiple seating and entertaining areas. To the front, a driveway offers ample off-road parking and leads to the attached garage. Early viewings are highly recommended to fully appreciate the space, setting and quality on offer.





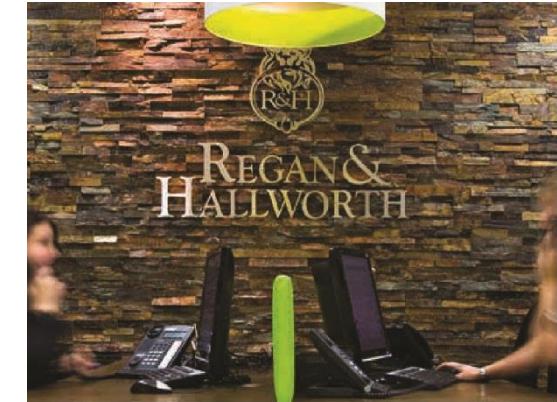
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TOTAL FLOOR AREA : 2196 sq.ft. (204.0 sq.m.) approx.

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 guidance 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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www.reganandhallworth.com