

FOR SALE

47, Marlborough, Ashurst, WN8 6SD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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1996



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Smart, modern starter home tucked away in a quiet little cul-de-sac setting.



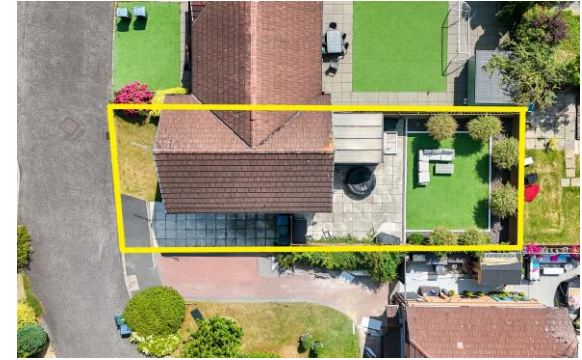
- Smart modern starter home
- Superbly presented throughout
- Modern fitted kitchen & bathroom
- Sunny, south-westerly aspect
- 3 bedrooms / 1 reception room
- Quiet cul-de-sac setting
- Ideal for first time buyers
- 841 SQFT

Tucked away in a lovely quiet little cul-de-sac in the highly prized area of Ashurst & enjoying a superb, south-westerly facing garden - this smart, modern three bedroom semi-detached starter home has been notably updated by the current owners, benefiting from newly laid floorings, fresh decor & a smart fitted kitchen & upgrades to the bathroom.

Ideal then for any young families / first time buyers looking to get onto the property ladder, or even anyone seeking the perfect turn-key home to downsize into, the property in brief comprises; a main entrance hallway, spacious lounge which leads into the contemporary fitted kitchen diner plus access into a smart conservatory which enjoys pleasant views of the garden. Upstairs there are three well-proportioned bedrooms, plus the modern principal bathroom suite.

Externally the rear garden is a particular highlight with this home - enjoying a south-westerly facing aspect, there is a patio area for sitting out, plus a synthetic lawn making the rear very much low maintenance. There is a driveway to the front providing off road parking & all the Upvc facias & soffits were recently replaced.

Locally, the property lies in a fantastic catchment area for numerous highly acclaimed local schools, with the choice of education spanning as far as schools in Parbold, West Lancs. Additionally, the M58 is only a short drive away, making Liverpool comfortably within commutable distance. Early viewings are highly recommended to appreciate the quality of home on offer.







TOTAL FLOOR AREA : 841 sq.ft. (78.1 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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