

FOR SALE

23, Satinwood Close, Ashton-In-Makerfield, WN4 9NL



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Substantial detached family home resting on a superb corner plot position.

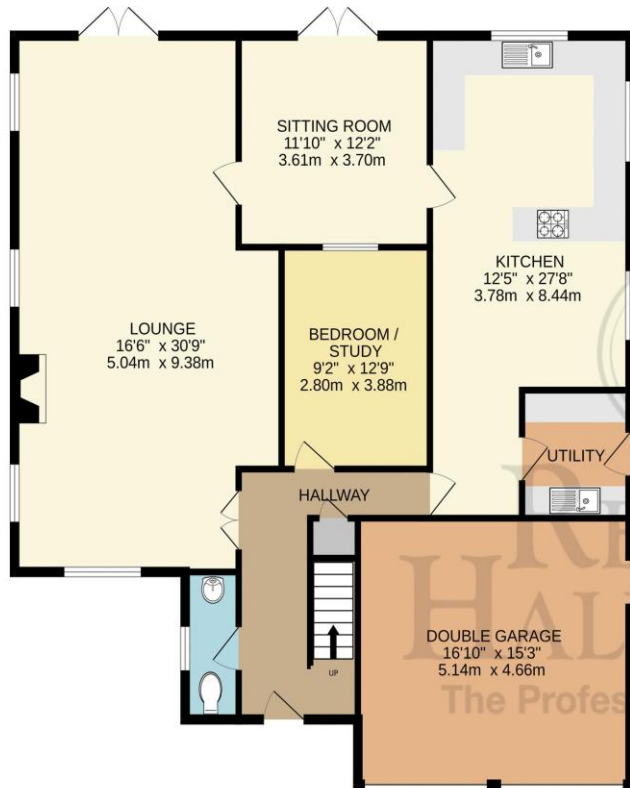


- Substantial executive detached home
- Highly prized residential setting
- Generous amount of floorspace
- Sunny westerly rear aspect
- 4 bedrooms / 3 reception rooms
- Superb corner plot position
- Close to amenities / M6
- 2304 SQFT

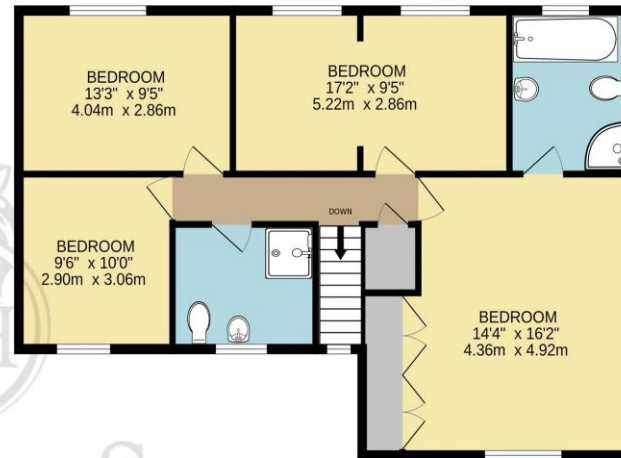
Resting on a commanding corner plot & enjoying considerable eye-catching kerb appeal, this substantial executive detached family home is enviably located on Satinwood Close - a highly prized and well established residential cul-de-sac located just off Liverpool Road in Ashton-in-Makerfield. Widely regarded as one of the most desirable developments in the area, houses of this size and position rarely come on the open market, making internal inspection essential. The property itself not only occupies a generous & private corner plot, it also totals an impressive 2304 square feet of well planned living space. The property itself is arranged over two floors, with a much improved, excellent open plan ground floor layout being perfectly suited for family living. The condition throughout is superb with the home comprising in brief of hallway, wc / cloaks, 30 ft main lounge with low spot lighting and French Doors out onto the rear garden, a further two reception rooms, stylish modern fitted kitchen diner with integrated appliances and breakfast bar & a utility room. Upstairs the property offers 4 good sized bedrooms, all of which benefit from fitted units. The home was originally a 5 bed, with two of the bedrooms knocked through, so any clients wishing to reinstate a 5th bed, could do so very easily. There is a quality en-suite to the master bedroom plus a superb principal bathroom suite. Externally the plot is hugely impressive, with well established mature gardens on four sides. The rear is particularly private and enjoys a westerly facing aspect plus there is a large Indian Stone patio area too. To the front there is a double driveway leading to a double integral garage. Viewings are highly recommended on this substantial executive detached home.



GROUND FLOOR
1463 sq.ft. (135.9 sq.m.) approx.

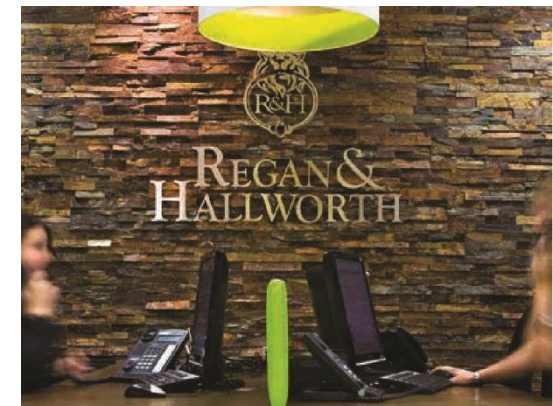


1ST FLOOR
841 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA : 2304 sq.ft. (214.0 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 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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WIGAN OFFICE

4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com



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