

FOR SALE

51, Old Hall Drive, Ashton-In-Makerfield , WN4 9NA

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

 ESTD
1996



51, Old Hall Drive, Ashton-In-Makerfield , WN4 9NA

Excellent three bed semi-detached family home with driveway, garage and large gardens.



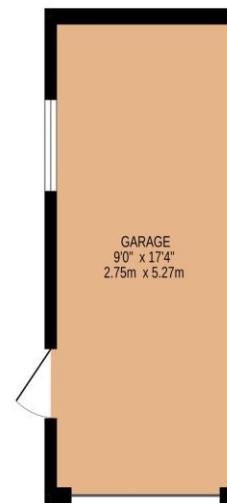
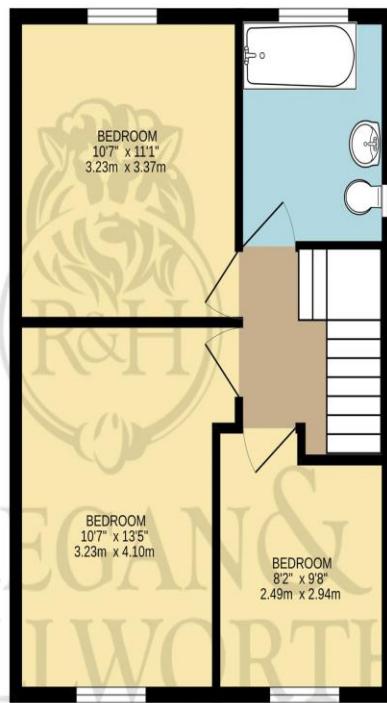
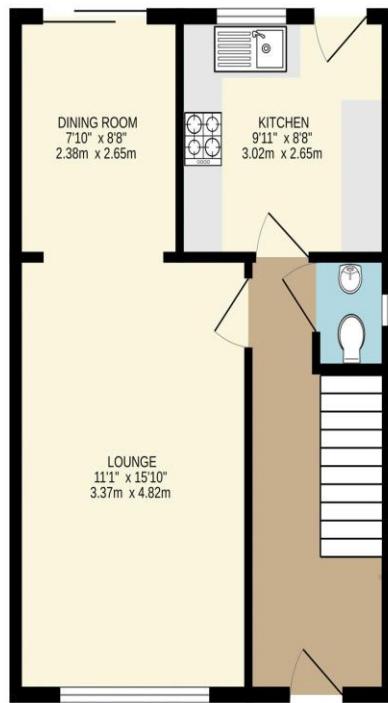
Now available for sale and located along a popular road in Ashton-In-Makerfield sits this impressive semi-detached home with a large rear garden. Old Hall Drive boasts spacious, contemporary accommodation set over two floors making this an ideal home for the growing family. The property offers excellent access to the town centre with all its amenities, great public transport links, outstanding schools for all ages and is just a short drive to the M6 motorway network. In brief the accommodation comprises of spacious entrance hallway, cloak room wc, large formal lounge / sitting room located to the front which is opened planned to a dining area to the rear. There is then a modern fitted kitchen boasting a range of wall, base and drawer units along with cooker. Up on the first floor the property had two large double bedrooms, one good sized double bedroom and then a modern fitted family bathroom comprising of wc, sink unit and bath with shower over. Externally the property has a walled and well maintained lawned front garden with driveway leading down the side to a detached single garage with up and over door. To the rear there is an extremely large, private garden with patio area and lawn. Internal inspection is highly recommended to truly appreciate the deceptive size, great finish and outstanding location of this home.



- Outstanding semi-detached family home
- Great sized open plan reception rooms
- Modern fitted kitchen with cooker
- Three good sized bedrooms
- Family bathroom, shower over bath
- Large gardens / driveway / garage
- Close to schools and amenities
- 1024 SQ. FT.



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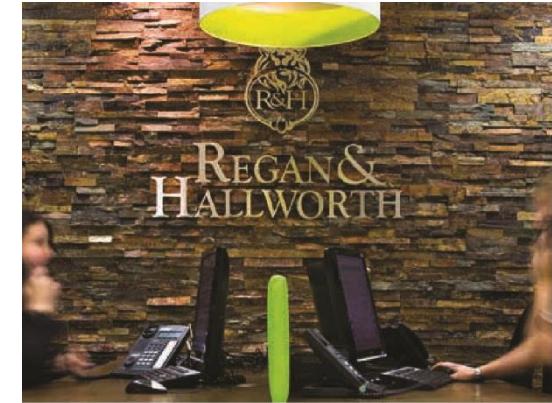
TOTAL FLOOR AREA : 1024 sq.ft. (95.1 sq.m.) approx.

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 do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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