

FOR SALE

5, Highwoods Close, Ashton-In-Makerfield, WN4 8EE

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

 ESTD
1996



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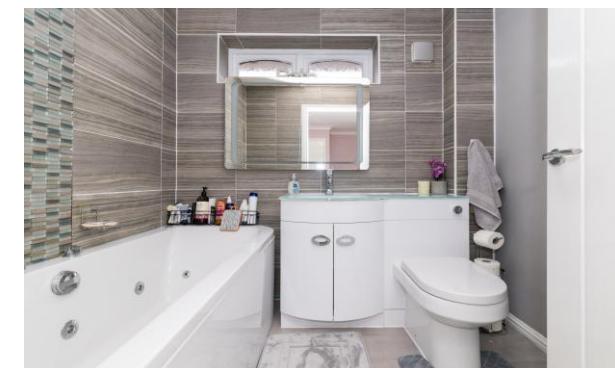
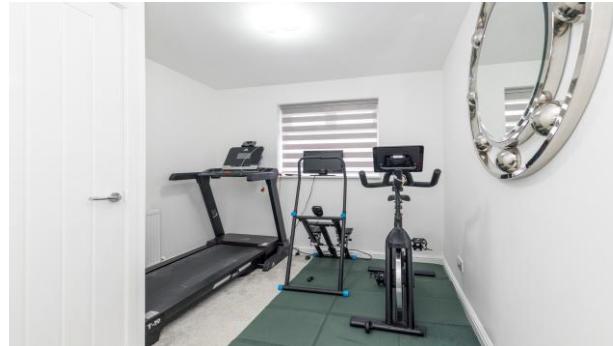
Beautifully presented detached family home offering SQFT of living space.



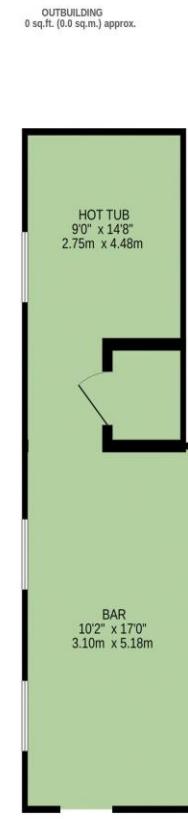
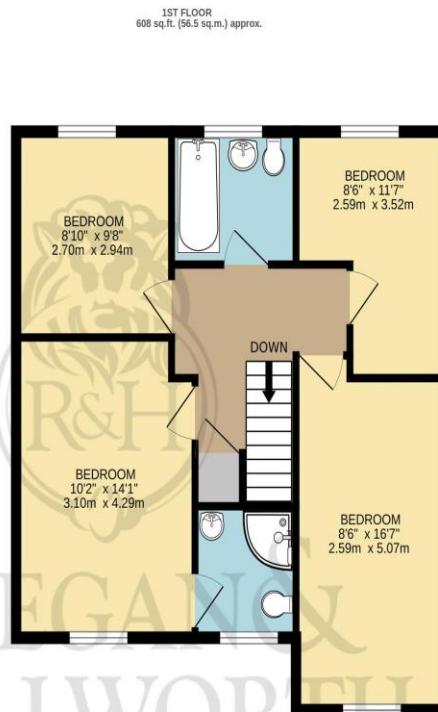
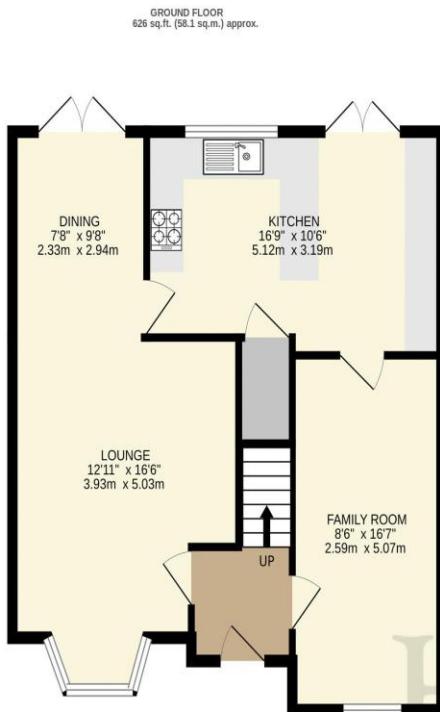
- Stunning detached family home
- Pleasant overall plot & position
- Impeccably presented throughout
- Detached garden room / bar
- 4 bedrooms / 3 reception rooms
- Stylish bathroom & en-suite
- Close to Outstanding rated school
- 1234 SQFT

Situated on the notably quiet and exceptionally private Highwoods Close, a desirable cul-de-sac setting within the hugely popular Oakenden Estate, this impressive modern detached family home offers superbly presented accommodation, generous proportions and an enviable lifestyle location. The setting enjoys close proximity to the beautiful Three Sisters recreational park, perfect for weekend walks and outdoor leisure, whilst families will appreciate being within walking distance of the Outstanding-rated Nicol Mere School. The property also benefits from excellent connectivity, with easy access to the M6 and A580 transport networks, making commuting across the region straightforward. Extending to approximately 1,234 square feet and arranged over two floors, the home is impeccably presented throughout, finished in light, contemporary décor that enhances the sense of space and natural light. The accommodation in brief comprises; a welcoming entrance hallway leading into an elegant principal lounge, a beautifully proportioned reception room ideal for relaxing evenings. From here there is open access into the dining room, plus there is a separate second lounge provides valuable flexibility – ideal as a snug, playroom or home office. The stunning modern fitted kitchen forms the heart of the home, thoughtfully designed with a breakfast bar and a range of quality integrated appliances, including a NEFF induction hob. Both stylish and practical, it offers ample storage and workspace, perfectly suited to modern family life. To the first floor, there are four beautifully presented bedrooms, each finished to a high standard. The principal bedroom benefits from a stylish en-suite shower room, whilst the remaining bedrooms are served by a superb family bathroom, complete with a luxurious jacuzzi bath. Externally, the property boasts excellent kerb appeal, complemented by a large block paved double driveway providing ample off-road parking. To the rear, the generous garden has been thoughtfully landscaped, featuring a mix of decked and flagged patio areas – ideal for outdoor dining and entertaining. Furthermore, there is an impressive garden room, complete with bar area and hot tub, creating a superb year-round entertaining space. Homes of this calibre, in such a sought-after location, are rarely available. Early viewing is essential to fully appreciate the standard of accommodation and lifestyle opportunity on offer.





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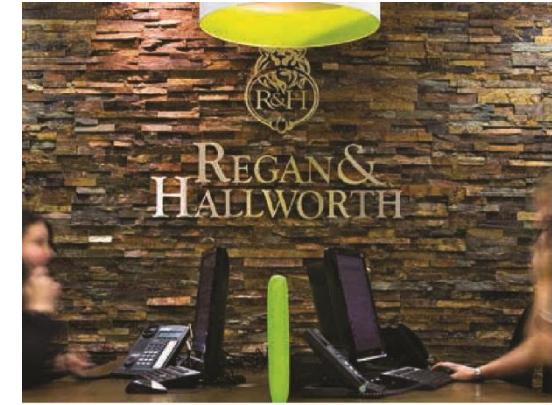
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TOTAL FLOOR AREA : 1234 sq.ft. (114.6 sq.m.) approx.

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.



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

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com