



84 Liverpool Road, Ashton-In-Makerfield
£625,000

Miller Metcalfe
Every step of the way

84 Liverpool Road

Ashton-In-Makerfield, Wigan

An exceptional and substantial six bedroom, three storey residence, occupying an impressive footprint and offering highly versatile accommodation throughout. Properties of this size, calibre, and character are rarely available, and early viewing is strongly recommended to fully appreciate all that this outstanding home has to offer. Upon entering the property, you are welcomed by a large and inviting entrance hallway, setting the tone for the generous proportions found throughout. The ground floor comprises a formal sitting room, a second reception room, and a spacious open plan kitchen/diner, which forms the heart of the home. This superb space benefits from double doors opening onto the rear garden, creating an ideal setting for family living and entertaining. The ground floor is further enhanced by a downstairs WC and a separate utility room, providing excellent practicality. The first floor offers four well proportioned double bedrooms, including one with an en suite shower room, alongside a modern family bathroom serving the remaining bedrooms. The third floor is a true highlight and sets this property apart. Here you will find an additional generously sized bedroom and an impressive master suite, complete with a walk in wardrobe/dressing area and a truly exceptional en suite bathroom. This luxurious space features a freestanding roll top bath and a separate shower, creating a private retreat of remarkable quality. Externally, the property continues to impress with an extensive front garden, a beautifully landscaped rear garden, and additional land to the rear providing parking for multiple vehicles, a rare and valuable feature. Quite simply, this is a magnificent family home that must be viewed early to avoid disappointment.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

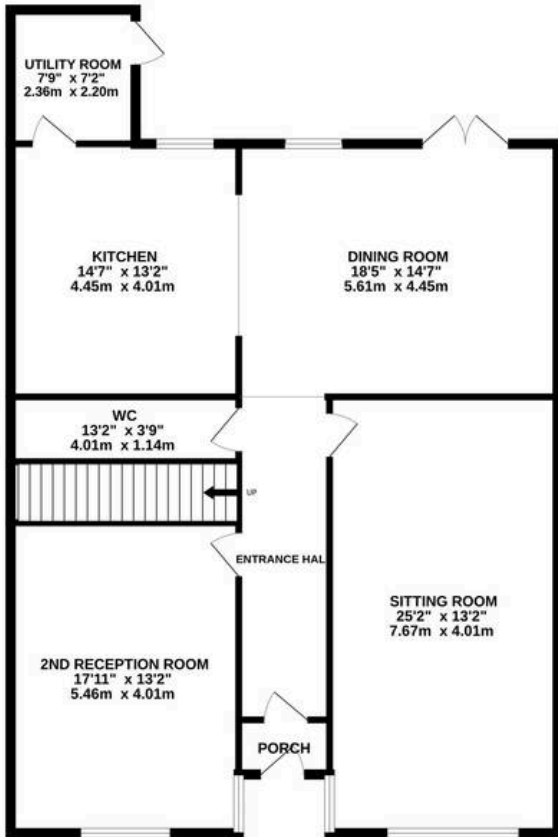




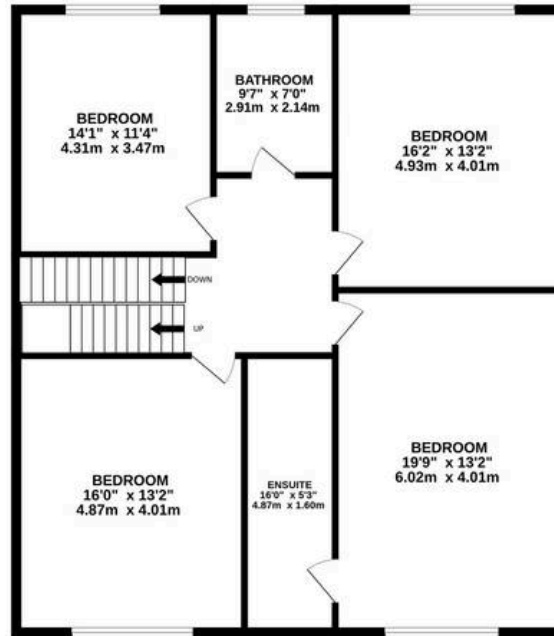




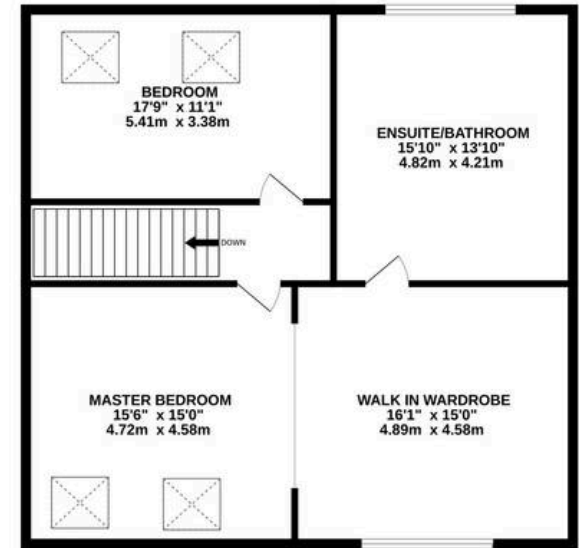
GROUND FLOOR
1293 sq.ft. (120.1 sq.m.) approx.



1ST FLOOR
1133 sq.ft. (105.3 sq.m.) approx.



2ND FLOOR
973 sq.ft. (90.4 sq.m.) approx.



TOTAL FLOOR AREA : 3399 sq.ft. (315.7 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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