

**FOR SALE**

190, Liverpool Road, Ashton-In-Makerfield, WN4 0YT

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

 ESTD  
1996



## 190, Liverpool Road, Ashton-In-Makerfield, WN4 0YT

Exceptional bay fronted two bed period semi-detached home located in Ashton-In-Makerfield



- Exceptional period semi-detached home
- Modern fitted kitchen with cooker
- Modern four piece family bathroom
- Close to amenities and transport links
- Spacious and versatile accommodation
- Two large double bedrooms
- Attic converted office / bedroom space
- 1275 SQ. FT.

This is a fantastic opportunity to purchase a period, bay fronted semi-detached home located along the ever-popular Liverpool Road in Ashton-In-Makerfield. The property has been finished to an exceptional standard throughout offering spacious, modern versatile accommodation set over three floors. This impressive property would make an ideal home for the first time buyer given its turn key condition or for the growing family.

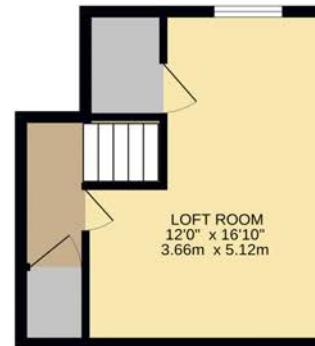
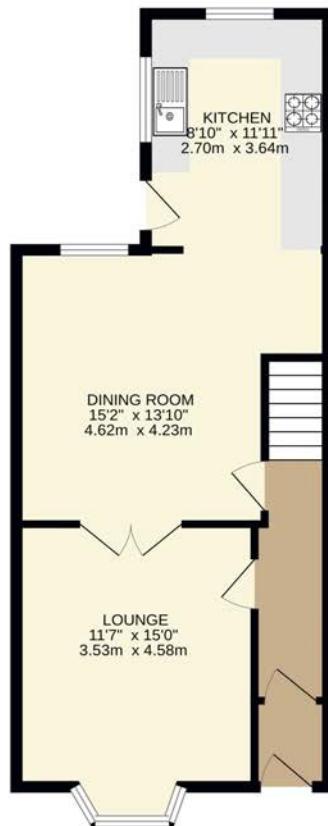
The town centre is just a short drive away which boasts a range of amenities along with schools, public transport links and access to the East Lancashire Road and M6 motorway network. In brief the accommodation comprises of entrance hallway, large formal lounge / sitting room located to the front which has double doors that lead into a dining room and then into a modern fitted kitchen. Up on the first floor there is a large master double bedroom located to the front of the property, second double bedroom located to the rear and then a modern family bathroom comprising of corner bath, wc, sink unit and separate shower unit. The loft has been converted and is currently being used as a home office.

Externally Liverpool Road is surrounded by farmland to the front and to the rear and has a walled and gated front garden whilst to the rear there is a good-sized enclosed yard. Internal inspection is highly recommended to truly appreciate the properties size, its excellent finish and superb location.





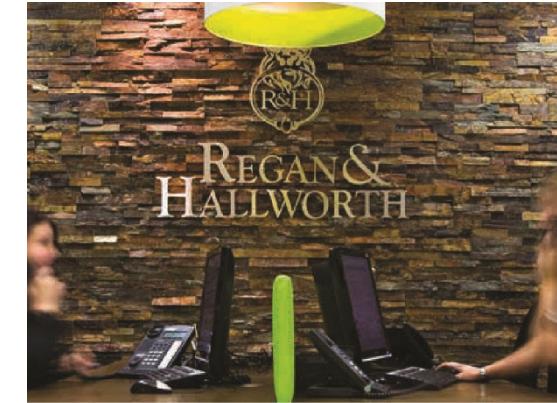
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**TOTAL FLOOR AREA : 1275 sq.ft. (118.5 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is 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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