

**FOR SALE**

22, Welbeck Road, Ashton-In-Makerfield, WN4 8AR

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

 ESTD  
1996



## 22, Welbeck Road, Ashton-In-Makerfield, WN4 8AR

*Spacious Four-Bedroom Family Home on the Sought-After Mucklow Estate.*



- Spacious semi-detached family home
- Extended to 1st floor
- Garage conversion
- Large west-facing rear garden
- Four bedrooms / Two bathrooms
- Ample off road parking
- No chain delay
- 1198 SQ.FT.

Tucked away within the highly regarded Mucklow Estate in Ashton, this attractive home has been significantly enhanced by a 1st floor side extension and the thoughtful conversion of the original integral garage. These improvements have greatly increased the overall size of the house—now approaching 1,200 sq. ft.—and created a versatile layout ideally suited to modern family living.

The accommodation is arranged over two floors and provides four generously sized bedrooms and two bathrooms. The first floor is notably larger than average for this style of property, offering approximately 50% additional space to the bedrooms and family bathroom thanks to the extension above the garage. On the ground floor, the skilful garage conversion has created a highly flexible additional room—ideal as a fourth bedroom, dedicated home office, or playroom—supported by the practicality of a modern shower room and WC.

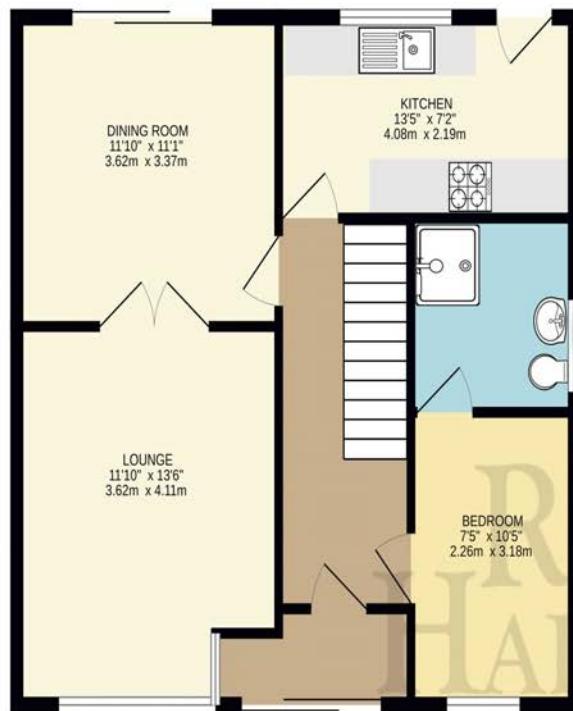
Externally, the home continues to impress. A large driveway to the front provides ample off-road parking for several vehicles, while to the rear lies a substantial garden enjoying a sunny westerly aspect. This outdoor space has been designed for both relaxation and recreation, providing a peaceful retreat for family life and entertaining alike. Available with no chain delay, other benefits include gas central heating and full double glazing.

Perfectly positioned within a quiet and convenient setting on the Mucklow Estate, this superb property combines spacious and adaptable interiors with excellent outdoor space, making it an ideal choice for growing families seeking both comfort and practicality.

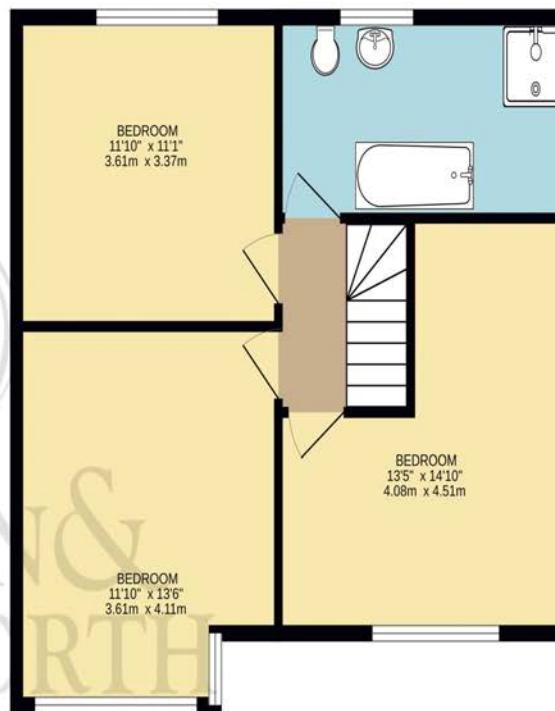




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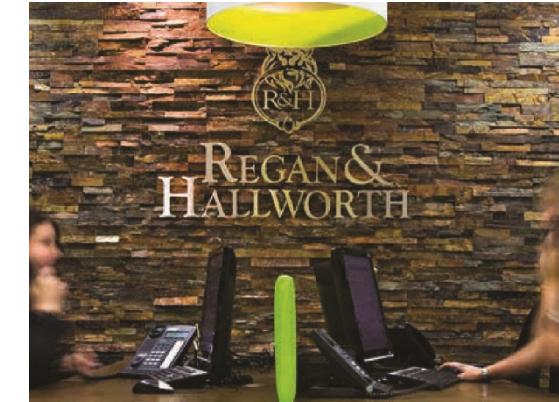


TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.

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](http://www.reganandhallworth.com)