

37, Flora Street, Ashton-In-Makerfield, WN4 9EG

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

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## 37, Flora Street, Ashton-In-Makerfield, WN4 9EG

*Remarkable terrace house that has to be viewed to be fully appreciated.*

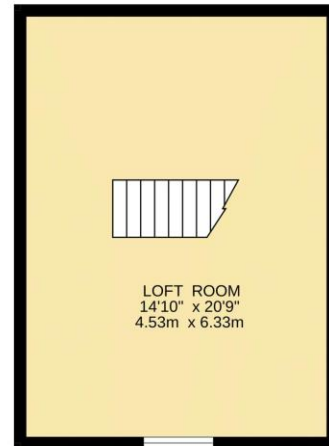
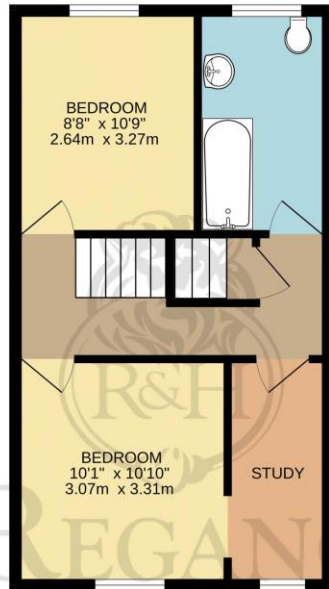
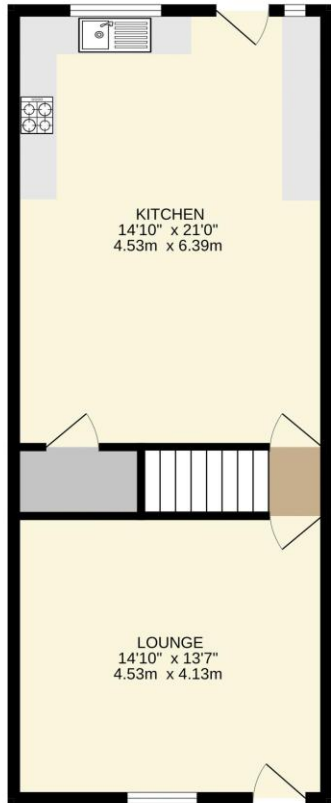


- Essential viewing
- Vaulted roof extension to rear
- Two double beds & large loft room
- South facing rear yard
- Fully stripped & renovated
- Superb open plan living/dining kitchen
- New electrics & heating
- 1280 SQ.FT.

One of the most deceptive homes you are likely to view. 37 Flora Street is a home that simply must be viewed to be fully appreciated. From the outside, it presents as a typical garden-fronted terraced property, enhanced by a newer roof, upgraded windows and doors, and an attractive repointed façade. However, this charming exterior gives little indication of the scale, design and transformation that lies within. The property has undergone a comprehensive programme of redevelopment, having been stripped back to bare brick with walls, floors and ceilings removed and entirely reconfigured. Thoughtfully rebuilt, the layout has been redesigned with adjusted ceiling heights to create three floors of well-planned accommodation totalling close to 1,300 square feet and delivering a level of space and versatility rarely associated with homes of this style. To the rear, a striking vaulted extension forms the centrepiece of the home, introducing an abundance of natural light and a strong architectural statement. This addition creates a superb open-plan living/dining kitchen environment – ideal for modern lifestyles and entertaining – and represents a feature seldom found in period terrace properties. The result is a property that successfully blends character with contemporary living, offering far more than its initial appearance suggests and delivering a unique and spacious home in a traditional setting.







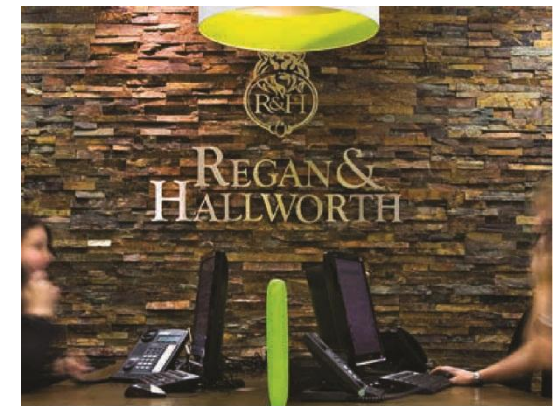
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TOTAL FLOOR AREA : 1280 sq.ft. (118.9 sq.m.) approx.

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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