

FOR SALE

10, Grantwood, Ashton-In-Makerfield, WN4 8LW

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Spacious four bed detached family home on superb plot in corner of quiet cul-de-sac



- Four-bedroom detached family home
- Superb corner plot
- Two reception rooms & Conservatory
- Gas central heating & double glazing
- Quiet cul-de-sac location
- Extensive private gardens
- Excellent schools & green flag park
- Over 1,500 sq. ft of living space

Tucked away at the bottom of a peaceful and private cul-de-sac, 10 Grantwood is the kind of family home that effortlessly combines space, location and lifestyle. Perfectly positioned within easy reach of the area's excellent schools, everyday amenities and an award-winning park, this impressive four-bedroom detached home offers everything a growing family could wish for. Occupying a superb corner plot, the property enjoys extensive, private wraparound gardens that provide plenty of room for children to play, outdoor entertaining or simply relaxing in the sunshine. Adding to its appeal is an additional strip of land to the side of the property, available at a peppercorn rent from the council, creating even more valuable outdoor space rarely found with homes of this type.

Step inside and you'll discover over 1,500 square feet of beautifully proportioned accommodation, thoughtfully designed for modern family living. Two generous reception rooms offer flexibility for both formal entertaining and cosy evenings together, while the impressive kitchen provides an excellent social hub with ample space for family meals and direct access into the conservatory, creating the perfect place to enjoy the garden throughout the seasons. Upstairs, four well-proportioned bedrooms ensure there's room for the whole family, whether you need additional children's bedrooms, guest accommodation or a dedicated home office. The family bathroom completes the first floor.

Properties offering this combination of generous living space, a prime residential setting and exceptional outdoor space are becoming increasingly difficult to find. Better still, 10 Grantwood is competitively priced to sell, representing outstanding value for money in one of the area's most desirable locations.







TOTAL FLOOR AREA : 1511 sq.ft. (140.3 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 endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.



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