

**TO LET**

23, Princess Road, Ashton-In-Makerfield, WN4 9DA

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



## 23, Princess Road, Ashton-In-Makerfield, WN4 9DA

*Spacious mid-terrace property located in the ever popular area of Ashton-In-Makerfield*



- Spacious mid-terrace home
- Modern fitted kitchen with cooker
- Family bathroom / shower over bath
- Close to schools and amenities
- Great sized reception rooms
- Two good sized double bedrooms
- Front and rear yard style gardens
- 868 SQ. FT.

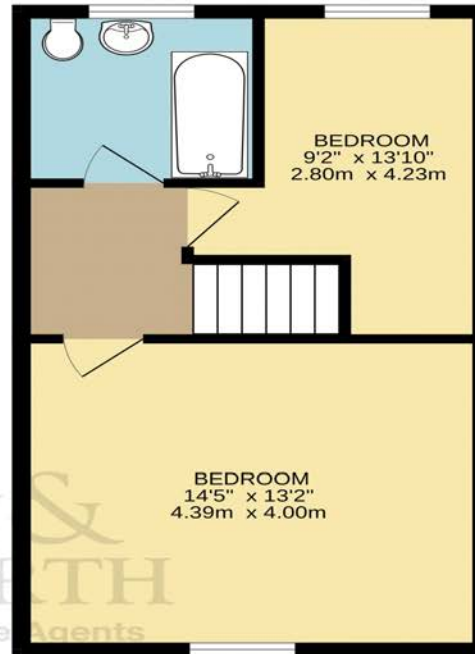
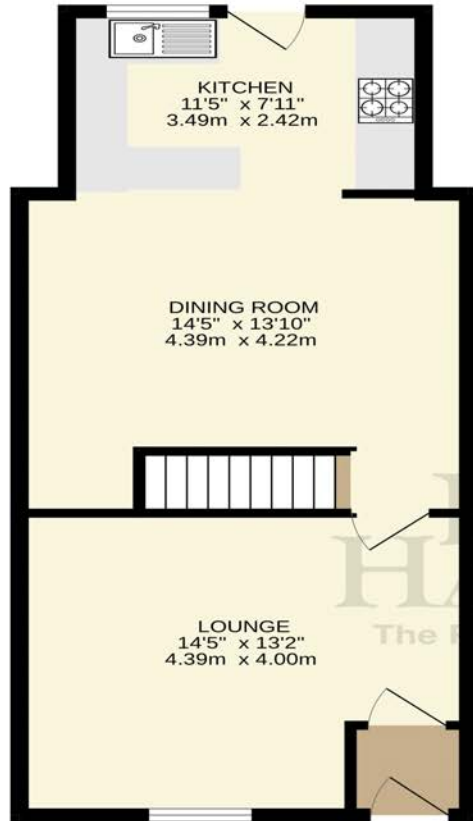
Now available to let and located in the ever-popular area of Ashton-In-Makerfield is this deceptively spacious, garden fronted mid-terrace home. Princess Road has been finished to a good standard throughout and boasts excellent access to a range of local amenities, schools for all ages, public transport links and is just a short drive to several major motorway networks.

Internally the accommodation briefly comprises of an entrance hallway, large formal lounge / sitting room located to the front of the property, great sized dining room located to the rear and then a modern fitted kitchen offering a range of wall, base and drawer units with cooker. Up on the first floor the centrally located landing area opens to give access to a large double master bedroom located to the front of the property, second smaller double bedroom located to the rear and then modern fitted family bathroom comprising of wc, sink unit and bath with shower over.

Externally the property has a gravelled front garden with gated access whilst to the rear there is a private and secure yard. Internal inspection is highly recommended to truly appreciate the deceptive size, internal finish and great location.





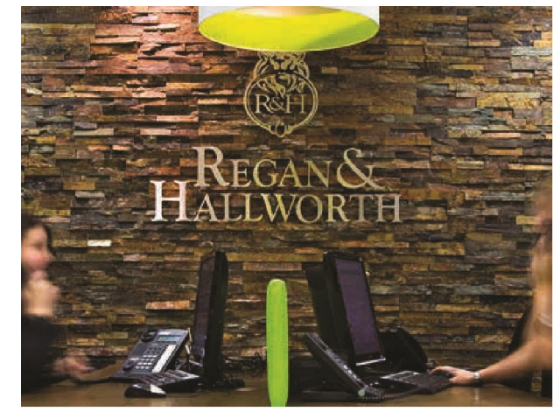


TOTAL FLOOR AREA : 868 sq.ft. (80.7 sq.m.) approx.

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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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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