

FOR SALE

57, Kestrel Park, Ashurst , WN8 6TA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Excellent three bed family home sat on a large corner plot in Ashurst.

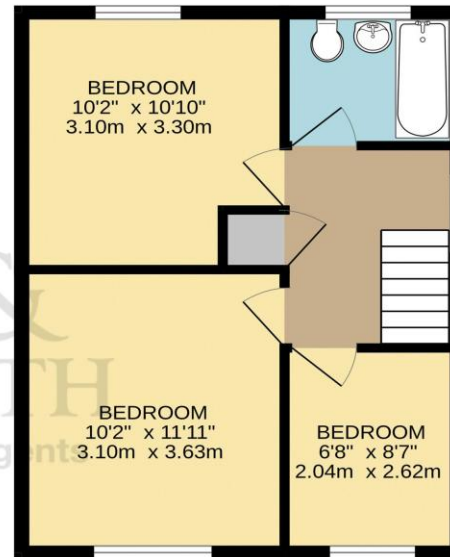
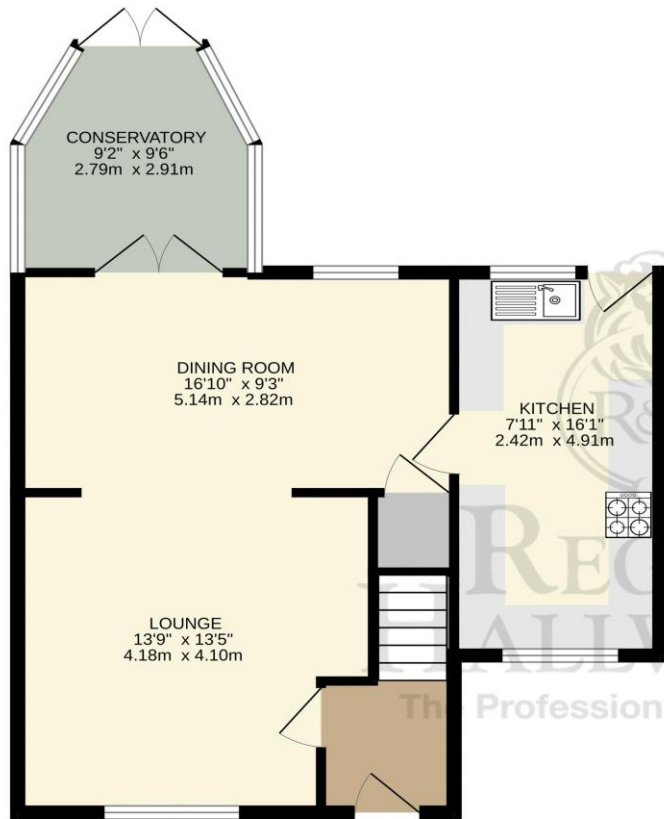


- Excellent detached family home
- Modern well equipped fitted kitchen
- Bathroom with shower over bath
- SOLD WITH NO ONWARD CHAIN
- Great sized reception rooms
- Three good sized bedrooms
- Large gardens and driveway
- 972 SQ. FT.

Now available for sale and offered with NO ONWARD CHAIN is this superb, three-bedroom detached family home, occupying a large corner plot. Kestrel Park is located in the ever-popular area of Ashurst, offering excellent access to a range of local amenities, schools for all ages, and public transport links. It is also just a short drive from several major motorway networks. Internally, the property has been finished to a high standard, with the accommodation briefly comprising an entrance hallway and a superb formal lounge/sitting room to the front, which is open-plan to the dining room at the rear. Doors then lead into a good-sized conservatory and a well-equipped fitted kitchen offering a range of wall, base, and drawer units. Up on the first floor, there are two good-sized double bedrooms—one to the front and the other to the rear—a third single bedroom, and a modern fitted family bathroom featuring a shower over the bath. Externally, there is a well-maintained garden to the front and side, alongside a driveway. The rear gardens are private and secure, featuring a well-maintained lawn and a large summer house/shed. Internal inspection is highly recommended to truly appreciate the property's size, plot, and excellent location.







TOTAL FLOOR AREA : 972 sq.ft. (90.3 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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