

FOR SALE

30, Chimes Road, Ashton-In-Makerfield, WN4 0LA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



30, Chimes Road, Ashton-In-Makerfield, WN4 0LA

Superb three bed detached home with exceptionally large gardens

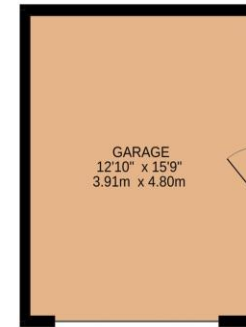
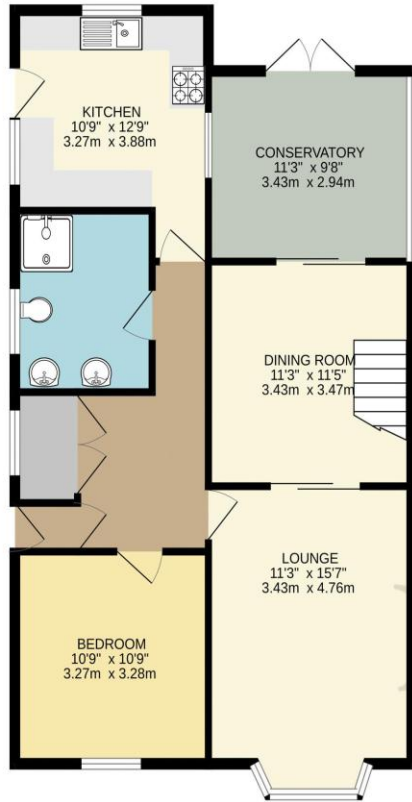


- Excellent detached family home
- Well equipped fitted kitchen
- Bathroom with shower
- SOLD WITH NO ONWARD CHAIN
- Superb sized reception rooms
- Three great sized bedrooms
- Large gardens / Driveway / Double garage
- 1457 SQ. FT.

This is an exciting and rare opportunity to purchase a fantastic detached home located along a popular and quiet street in Ashton-In-Makerfield. Chimes Road is also now offered for sale with NO ONWARD CHAIN. This outstanding property boasts exceptional spacious and versatile accommodation along with being sat on an extremely large plot giving the new owners the potential to extend should they require. Located close to a range of amenities along with Ashton Centre along with some outstanding schools for all ages, public transport links and is just a short drive to the M6 motorway network. In brief the accommodation comprises of entrance hallway, formal lounge / sitting room located to the front, a great sized dining room and then the conservatory. There is the first of three double bedrooms on the ground floor along with a family shower room and a well equipped fitted kitchen. Up on the first floor there are two further double bedrooms and then a large storeroom / hobby room located in the eaves. Externally the property has a walled front garden area with driveway to the side which leads down to a detached double garage. To the rear there is an extremely large garden with amply parking for a car, caravan or motorhome and leaving lots of space to still enjoy. Internal inspection is highly recommended to fully appreciate the property's size, its overall potential and its large gardens.







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TOTAL FLOOR AREA : 1457 sq.ft. (135.4 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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