

TO LET

94, Old Road, Ashton-In-Makerfield , WN4 9BQ

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



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Modern three bed mid-terrace home located in the ever popular Ashton-In-Makerfield.



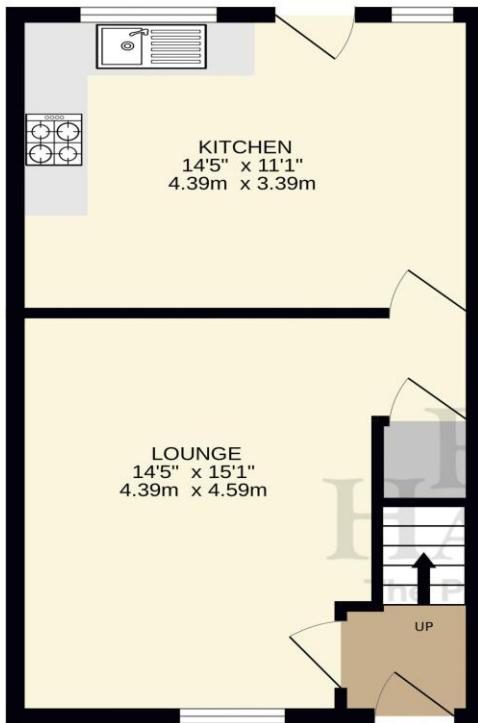
- Modern garden fronted mid-terrace
- Modern fitted kitchen / cooker
- Bathroom / shower over bath
- Close to schools and amenities
- Great sized reception rooms
- Three great sized bedrooms
- Front and rear gardens
- 755 SQ. FT.

Now available to LET and located along the ever popular Old Road in Ashton-In-Makerfield sits this modern, three bed mid-terrace home. The property has been finished to an excellent standard offering spacious accommodation set over two floors making this an ideal home for the growing family or professional couple. Situated along Old Road, the property lends easy access to the town centre with all its amenities, some outstanding schools for all ages close by great public transport links and is just a short drive to the M6 motorway network. In brief the property offers entrance hallway, great sized lounge / sitting room located to the front and then an open plan kitchen / dining room to the rear with the kitchen boasting a range of wall, base and drawer units along with cooker and space for a dining table and chairs. Up on the first floor there is a large master double bedroom located to the front, two further great sized bedrooms to the rear and then a modern fitted family bathroom with shower over bath. Externally the property is set back from the road and has a low maintenance front and rear garden. Internal inspection is recommended to fully appreciate the properties size and excellent location.

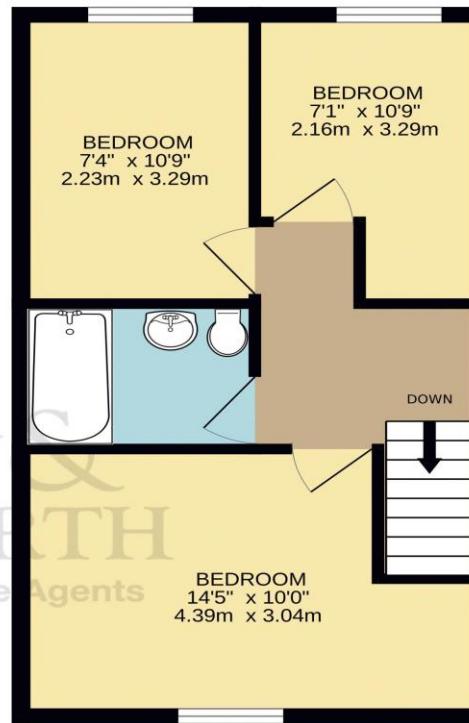




GROUND FLOOR
377 sq.ft. (35.1 sq.m.) approx.



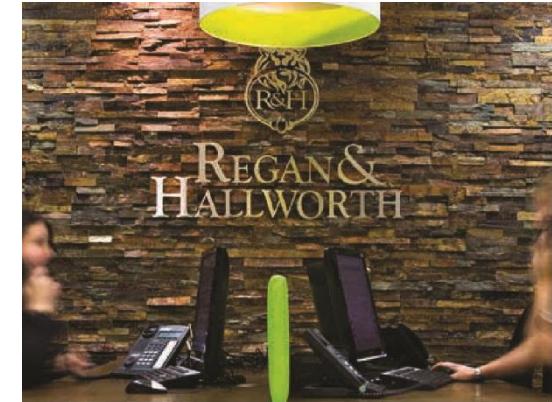
1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 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 is a marketing purpose 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.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com