

6, Melford Drive, Ashton-In-Makerfield, WN4 9QT

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

 ESTD
1996



6, Melford Drive, Ashton-In-Makerfield, WN4 9QT

Semi-detached family home boasting a spacious corner plot position & no chain delay.

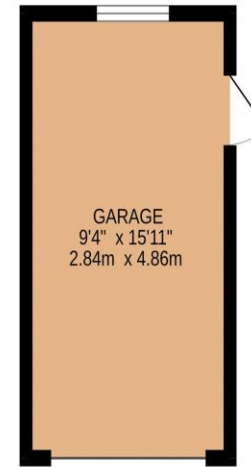
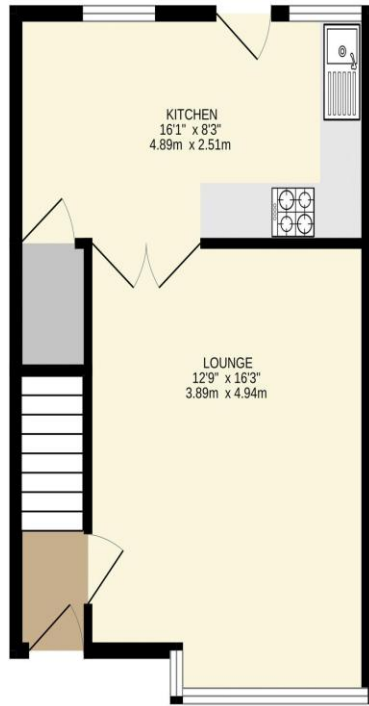


- Semi-detached family home
- Brimming with potential
- Potential to extend
- Viewings essential
- 3 bedrooms / 1 reception room
- Prominent corner plot position
- Available with chain delay
- 895 SQFT

Resting on a prominent corner plot position & brimming with considerable potential throughout - this competitively priced semi-detached family home is also offered to the market with the added benefit of no chain delay & early inspection is essential. Located on a quiet, residential street where houses rarely come on the open market, the home is within easy reach of the area's various shops, amenities, excellent schools & motorway transport links. Internally the property is set across two floors & in brief comprises; an entrance hallway, large front lounge, a rear kitchen diner, with three bedrooms upstairs & a principal shower room. Externally, the plot here is superb with the gardens extending to the front, side & rear - offering considerable potential to be extended, should clients wish (& subject to necessary planning consent) The rear enjoys a sunny, westerly aspect too & lots of late summer sun, plus there is a rear driveway for off road parking & access to a detached garage. Early viewings are essential. No chain delay.







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TOTAL FLOOR AREA : 895 sq.ft. (83.1 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 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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