

FOR SALE

9, Holmwood Close, Ashton-In-Makerfield, WN4 9SJ

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

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1996



## 9, Holmwood Close, Ashton-In-Makerfield, WN4 9SJ

*Extended, energy-efficient family home with exceptional living space, games room & landscaped gardens*



- Highly sought-after & exclusive cul-de-sac
- Substantially extended 3 bed detached home
- Extensions double the original footprint
- Extended kitchen & bespoke games room
- Versatile layout with lounge & dining room
- Landscaped low-maintenance gardens
- Solar panels with battery storage
- 1443 SQ.FT. / No chain delay

Holmwood Close is widely regarded as one of Ashton's most desirable residential settings, offering a rare blend of peace, privacy and exclusivity, with attractive homes set on generous plots and enjoying pleasant open aspects. Perfectly positioned for easy access to local amenities, reputable schools and excellent transport links, this sought-after location delivers both convenience and a relaxed lifestyle. Number 9 Holmwood Close is a truly impressive home that has been thoughtfully extended—twice to the ground floor—effectively doubling its original footprint and creating a superb environment tailored for modern living and entertaining.

Extending to approximately 1,443 sq. ft, the property has been designed with a strong emphasis on living space, offering a versatile layout ideally suited to those who value generous reception areas over bedroom numbers. At its heart, the extended kitchen is fitted with an extensive range of units, providing both functionality and style, while the standout feature is undoubtedly the purpose-built snooker and games room to the rear—an exceptional addition that transforms the home into a social hub, complete with a full-sized slate snooker table included within the sale. Complementing this are a well-proportioned lounge and separate dining room, offering flexible spaces for both relaxation and formal entertaining. To the first floor, the home retains a more traditional layout with three bedrooms, including two comfortable doubles and a single bedroom, all served by a family bathroom.

Externally, the property continues to impress with beautifully landscaped gardens to both the front and rear, designed for low maintenance without compromising on enjoyment. The front features an extended block-paved driveway providing ample off-road parking and leading to an attached garage, while the rear garden offers a private and tranquil setting with well-designed patio areas, perfect for outdoor dining and entertaining. Further enhancing the appeal, the home benefits from gas central heating, full double glazing and an extensive solar panel system with battery storage and inverter, delivering improved energy efficiency and reduced running costs.







TOTAL FLOOR AREA : 1443 sq.ft. (134.0 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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