

FOR SALE

39, Leyland Green Road, Ashton-In-Makerfield, WN4 0QJ



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Bespoke Luxury with Exceptional Entertaining Spaces



- Stunning extended luxury family home
- Spectacular open-plan living kitchen
- Bespoke garden room/bar & workshop
- Freehold & No chain delay
- Four bedrooms & luxurious principal suite
- Landscaped gardens with outdoor kitchen
- 1640 SQ.FT. in total

A striking example of contemporary luxury, this exceptional semi-detached residence has been transformed beyond recognition through an extensive programme of renovation, extension and meticulous remodelling to create one of the finest homes of its type currently available. Beautifully arranged over three impressive storeys and extending to in excess of 1,400 square feet of internal living space, the property has been thoughtfully designed with modern family living at its heart. Every room has been carefully considered, combining outstanding craftsmanship with bespoke finishes and an uncompromising attention to detail that sets this home apart from anything else on the market.

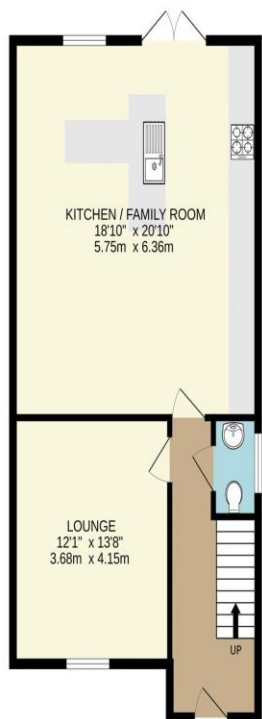
The true centrepiece is undoubtedly the spectacular open-plan living, dining and kitchen space spanning the full width of the rear of the property. Flooded with natural light and centred around a stunning bespoke kitchen complete with a large island, this remarkable room has been created for entertaining, family life and everyday enjoyment. Outside the landscaped gardens beyond, create a wonderful indoor-outdoor lifestyle. Complementing the open-plan living space is a beautifully presented separate lounge, offering a cosy retreat away from the social hub of the home, whilst a convenient ground floor WC completes the accommodation on the ground floor. The first floor provides three generously proportioned bedrooms together with a luxurious family bathroom, whilst the entire second floor has been dedicated to an outstanding principal suite. Featuring a bespoke dressing room, stylish en-suite shower room and freestanding bath positioned within the bedroom itself, this luxurious retreat rivals many boutique hotels and creates a true sanctuary away from the rest of the home.

Externally, the property is equally as impressive. Professionally landscaped gardens have been designed to maximise outdoor living with multiple seating areas, attractive planting and exceptional attention to detail throughout. The bespoke covered outdoor kitchen and BBQ area creates the perfect setting for year-round entertaining, whilst the stunning detached garden room—currently utilised as a stylish bar and entertaining space—offers endless versatility. A detached workshop further enhances the property, taking the combined internal living, workspace and entertaining accommodation to an impressive 1,640 square feet.

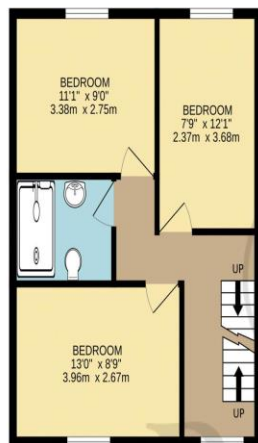




GROUND FLOOR
671 sq.ft. (62.4 sq.m.) approx.



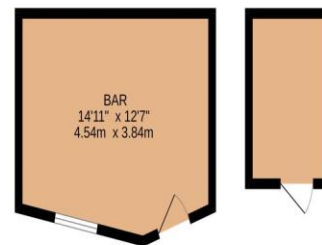
1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



2ND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



OUTBUILDINGS
237 sq.ft. (22.0 sq.m.) approx.



REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 1640 sq.ft. (152.3 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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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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