

FOR SALE

2, Satinwood Close, Ashton-In-Makerfield, WN4 9NL

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



2, Satinwood Close, Ashton-In-Makerfield, WN4 9NL

A Beautifully Extended Detached Bungalow with Spectacular Open-Plan Living and Private Corner Plot



- Extended & renovated detached bungalow
- Sunny landscaped corner plot
- Stunning open-plan living kitchen
- Bi-fold doors to private gardens
- Cosy lounge with wood burner
- Four versatile bedrooms
- Garden room, gym or office space
- 1406 SQ. FT

Occupying a fine corner plot on the corner of the highly desirable Satinwood Close, this exceptional detached bungalow has been thoughtfully extended and comprehensively renovated to create a stunning turnkey home. Offering a deceptively spacious layout, private west-facing rear gardens and a premium finish throughout, this impressive property is perfectly suited to modern living.

A welcoming front lounge provides a cosy retreat, featuring a charming wood-burning stove, whilst the true heart of the home is the spectacular open-plan living kitchen created through the fantastic rear extension. Designed for entertaining and everyday family life, this stunning space combines a contemporary kitchen with generous dining and living areas, flooded with natural light and enhanced by expansive bi-fold doors opening onto the landscaped patio. The seamless connection between inside and out creates the perfect setting for alfresco dining, summer entertaining and relaxed evenings enjoying the private gardens. The accommodation offers four well-proportioned bedrooms, providing flexible living for families, guests or those requiring a home office, alongside a beautifully appointed family bathroom and a large utility room providing excellent practicality and storage.

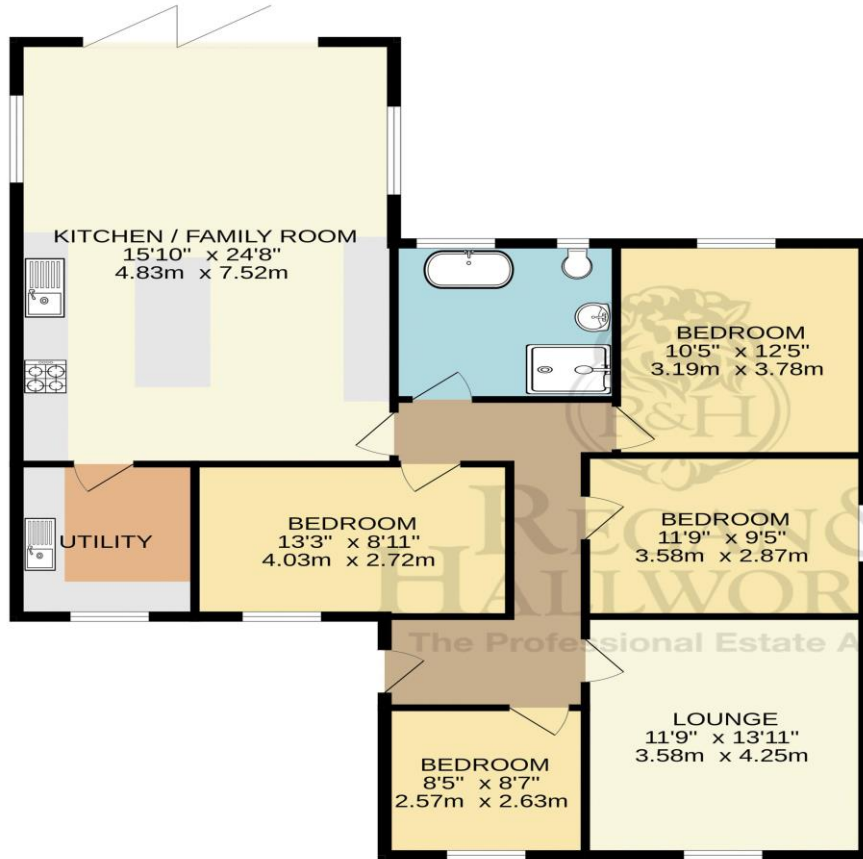
Outside, the property continues to impress with fully landscaped, low-maintenance gardens enjoying a sunny west-facing aspect and a high degree of privacy, with the rear garden not overlooked. A superb, detached garden room provides valuable additional ancillary space, ideal as a home gym, office, hobby room or storage area. A generous driveway provides ample off-road parking.

Satinwood Close is a highly regarded residential location in Ashton-in-Makerfield, offering a peaceful setting whilst remaining close to excellent local amenities, highly regarded schools, countryside walks and superb motorway links via the M6 and M58. Combining a substantial extension, exceptional open-plan living, versatile accommodation and beautifully landscaped private gardens, this outstanding bungalow presents a rare opportunity to acquire a stylish and effortless home in a sought-after location.

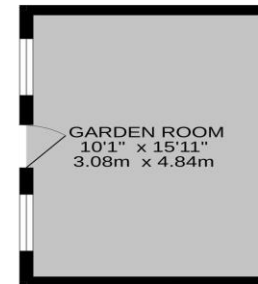




GROUND FLOOR
1246 sq.ft. (115.7 sq.m.) approx.



1ST FLOOR
160 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 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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