

TO LET

26, Morden Avenue, Ashton-In-Makerfield, WN4 9PT

REGAN & HALLWORTH
The Professional Estate & Letting Agents



26, Morden Avenue, Ashton-In-Makerfield, WN4 9PT

Spacious 3 bed terrace house in quiet residential street.



- Spacious 3 bed terrace
- Freshly decorated
- New carpets
- Close to town centre
- 50m from Jubilee Park
- Gas central heating / Double glazing
- Long term tenancy considered
- 895 SQ.FT.

Regan & Hallworth are delighted to offer for let a superb traditional mid terrace 3 bedroom house in a nice part of Ashton just 50m from the pretty Jubilee Park and gardens and 5 minutes walk from the town centre.

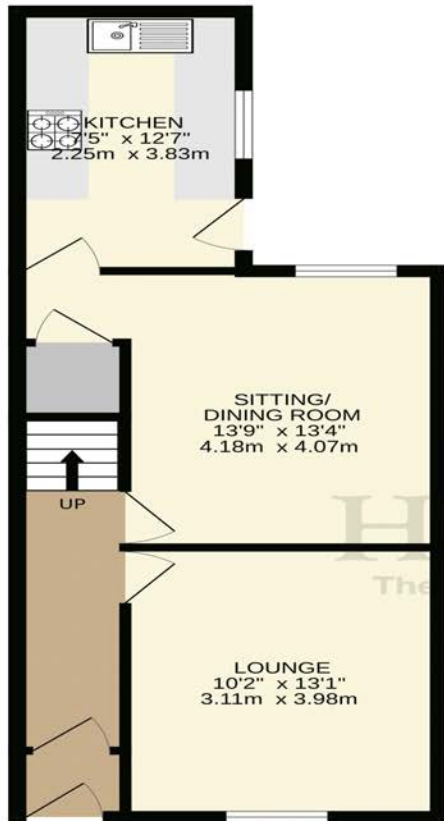
This deceptively spacious property offers very generous and freshly decorated accommodation which also benefits from new carpets, gas central heating and full double glazing. Offering nearly 900 square feet of internal living space it briefly comprises of an entrance vestibule, hallway, lounge, dining room, modern fitted kitchen, three 1st floor bedrooms and first floor family bathroom.

Externally there is a small garden frontage and an enclosed rear yard with outside garden room/bar which has electrics and lighting. It is ideally located in a quiet residential street within only a few minutes walk to the great range of amenities in Ashton town centre and close to excellent schools.





GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.

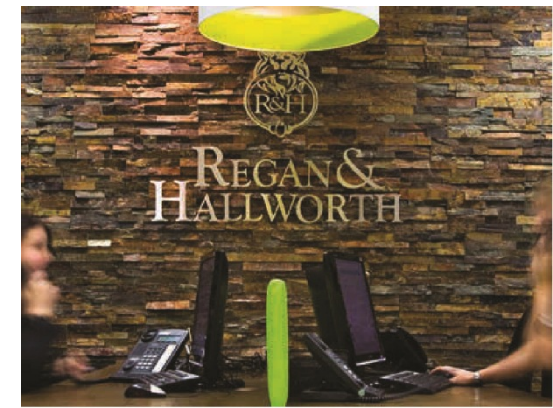


1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 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 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.

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