

FOR SALE

37, Ashdown Drive, Clayton-Le-Woods, PR6 7SQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



37, Ashdown Drive, Clayton-Le-Woods, PR6 7SQ

Stunning & extended detached family home in a lovely, quiet cul-de-sac setting



- Stunning detached family home
- Full width vaulted ceiling extension
- Quiet residential cul-de-sac
- Fully landscaped garden
- 4 bedrooms / 2 reception rooms
- Impressive open plan design
- Sunny, westerly rear plot
- 1530 SQFT

Tucked away in a lovely quiet position on the hugely sought after Ashdown Drive in Clayton-Le-Woods & boasting superb internal presentation from top to bottom - this quite stunning detached family home provides a substantial 1530 square feet of living space finished with a stylish, contemporary edge and impressive layout due to a full width, vaulted ceiling extension. The home has been much improved over the years, with considerable alterations from its original design, resulting in a home that would be ideal for any growing families looking for a turn-key property.

The general arrangement comprises in brief of; an entrance hallway with wc / cloaks, a large main front lounge, a rear dining room plus the stylish fitted kitchen which incorporates the luxury rear extension. The superb fitted kitchen is finished with a breakfast bar, quartz worktops, quality flooring & access into a useful utility room, whilst the extension runs the full width of the house & has a vaulted ceiling with Velux windows & large sliding patio doors that lead out onto the garden. Upstairs, the home offers four impeccably presented bedrooms with a modern en-suite to the master & a contemporary principal family bathroom suite.

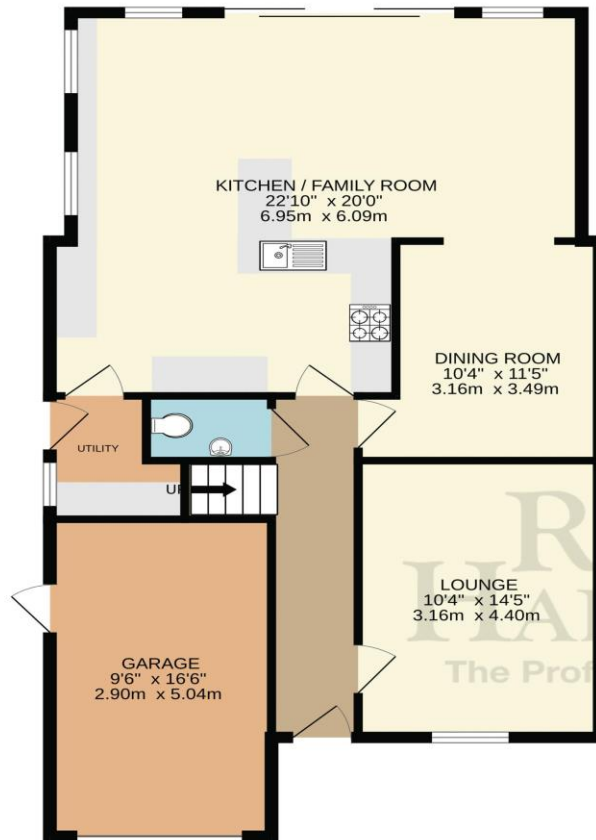
Externally the plot here is another key feature of the home with the rear garden comprising various tiered patio areas & a low maintenance synthetic lawn. The garden also enjoys lots of privacy backing onto mature trees plus because of the westerly aspect, it benefits from lots of late summer sun. To the front is an extensive block paved driveway which provides ample off road parking & gives access to the integral garage.

Locally access for numerous acclaimed schools is excellent, as is the proximity to transport links and various amenities. Viewings are essential to appreciate the quality home on offer.

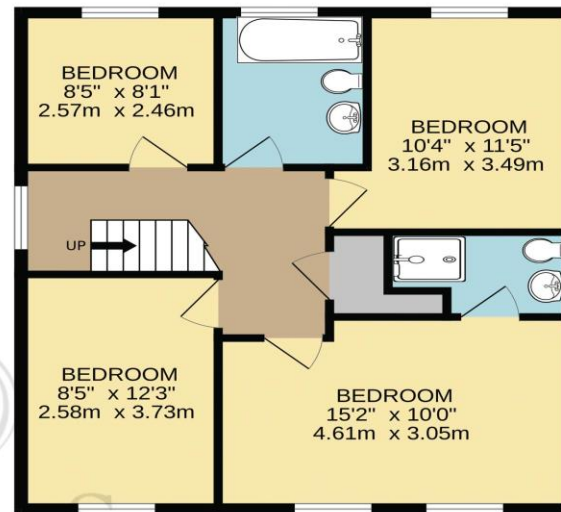




GROUND FLOOR
920 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1530 sq.ft. (142.1 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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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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