

8, Hilton Street, Ashton-In-Makerfield, WN4 8PD

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

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## 8, Hilton Street, Ashton-In-Makerfield, WN4 8PD

*Three bedroom terrace house situated right in the heart of Ashton in Makerfield.*



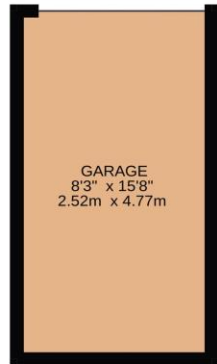
- Extended mid terrace house
- Two reception rooms
- Double glazing / Gas central heating
- Detached garage
- Three bedrooms & bathroom
- Fitted kitchen
- Enclosed south facing yard to rear
- 946 SQ.FT.

Now available to let and situated along a popular street in Ashton-In-Makerfield sits this impressive, garden fronted mid terrace home. Hilton Street has been finished to a good standard internally offering spacious accommodation set over two floors. The property boasts easy access into the town centre with all its amenities and transport links, outstanding schools for all ages and is just a short drive to several major motorway networks and the East Lancashire Road. In brief the accommodation comprises of entrance hall, large formal lounge / sitting room located to the front, a second reception room / dining room located to the rear then a modern well equipped fitted kitchen. Up on the first floor there is a large double master bedroom, two further good sized bedrooms and then a modern family bathroom with shower over bath. Externally Hilton Street has a yard style garden to the front with on street parking. To the rear there is an enclosed yard and a detached garage. Internal inspection is highly recommended to truly appreciate the properties size and its excellent location.

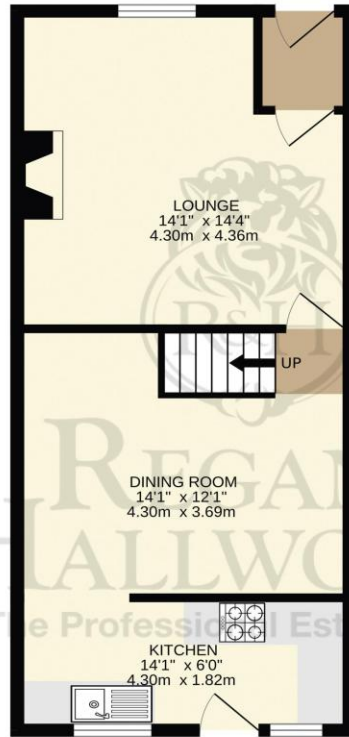




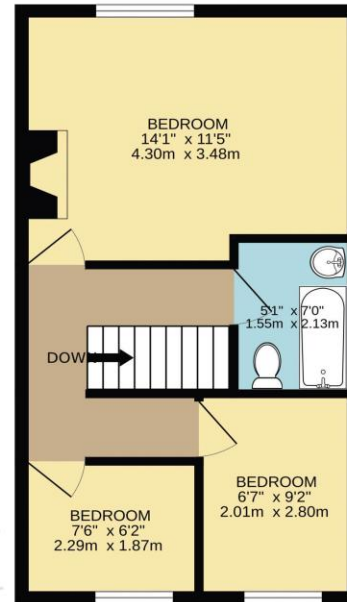
GARAGE  
130 sq.ft. (12.0 sq.m.) approx.



GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.8 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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