

20, Kiveton Drive, Ashton-In-Makerfield, WN4 9EX

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

 ESTD
1996



20, Kiveton Drive, Ashton-In-Makerfield, WN4 9EX

Substantial semi-detached true bungalow available with no chain delay.

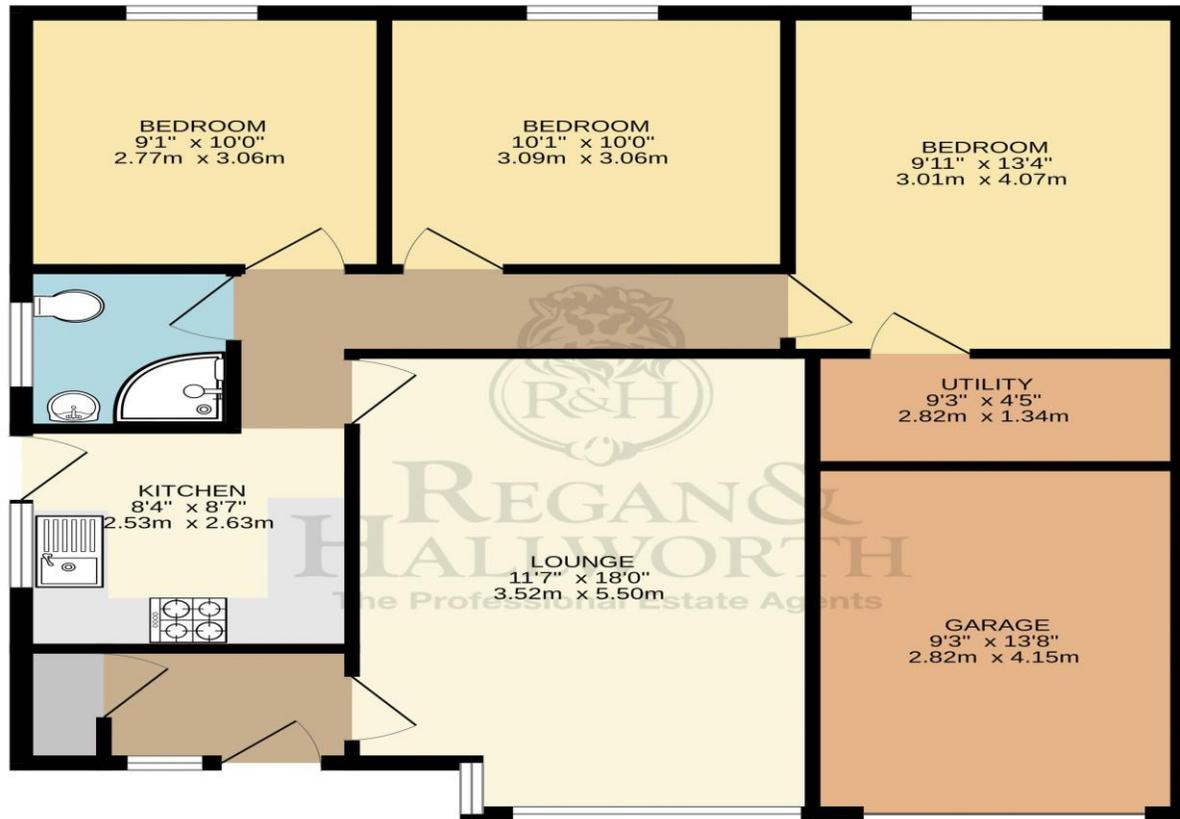


- Substantial true bungalow
- Generous amount of floorspace
- Well presented throughout
- Available chain free
- 3 bedrooms / 1 reception room
- Ideal for retired clients
- Generous overall plot
- 891 SQFT

Occupying a lovely overall plot with a larger than average rear garden, plus offered to the market with the added benefit of no chain delay - this superbly maintained & larger than average semi-detached true bungalow provides a generous 891 square feet of living space & would be ideally suited for any retired clients seeking the convenience of one floor living, or potentially a young family looking to create a spacious family home. Positioned along the popular Kiveton Drive, a highly prized & established residential setting where bungalows of this particular style rarely come on the market. Over recent years, the property has benefited from various improvements such as an entirely new roof around 5 / 6 years ago, some redecoration internally and some new floorings around 12 / 18 months ago. Perfect then, for someone looking for something they can move straight into, the bungalow provides a flexible layout that incorporates; a hallway, main lounge with solid oak flooring & feature fireplace, a modern fitted kitchen, three good sized bedrooms, with the master benefitting from built in furniture plus a utility room / potential en-suite, plus there is a fully tiled shower room. Externally the plot here is another key feature of the bungalow; the rear is well established, flat & easy to maintain, plus because of the size, there is ample room to extend should clients wish. To the front is a driveway providing off road parking & giving access to the integral garage. The property is warmed by gas central heating and all the windows are Upvc. Viewings are essential on this excellent true bungalow. No chain delay.







TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.
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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