

1, Bankside Avenue, Ashton-In-Makerfield, WN4 0DU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



1, Bankside Avenue, Ashton-In-Makerfield, WN4 0DU

Spacious three bed family home boasting a particularly generous corner plot



- Three bedroom family home
- Large west facing rear garden
- Two reception rooms
- Gas central heating / Double glazing
- Generous corner plot position
- Off road parking to front
- Good sized kitchen & lots of storage
- 1018 SQ.FT. / Freehold

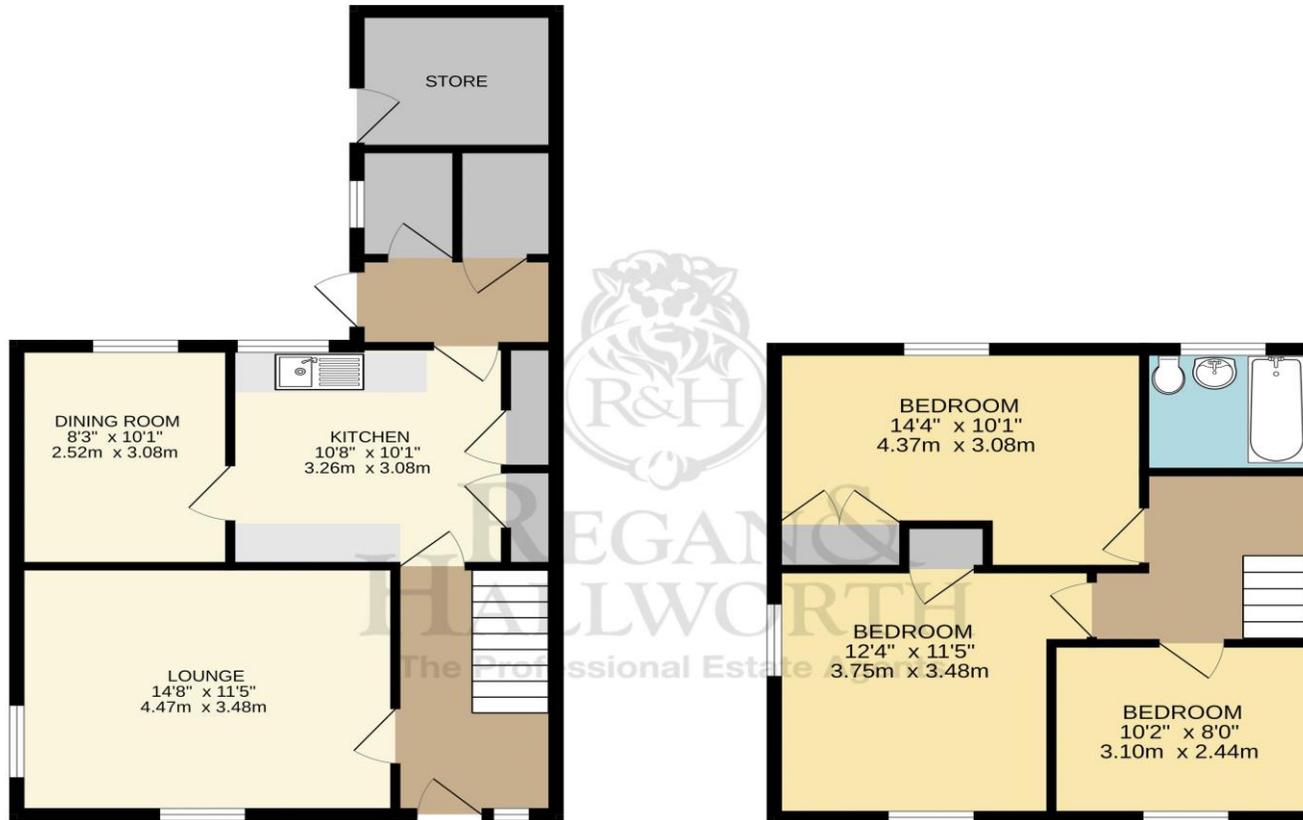
Occupying a prime corner position on Bankside Avenue and overlooking an attractive green to the front, this spacious three-bedroom family home enjoys a particularly generous plot, including a large rear garden with sunny westerly aspects that is not directly overlooked. Ready for a new family you to create their own dream spaces the property is a perfect excellent for buyers looking to modernise a home to their own taste. Well positioned for everyday convenience, it sits close to local schools, shops and amenities, while also benefiting from easy access to major motorway links.

The home features a walled front and side garden enhancing the property's immediate kerb appeal and there is the added benefit of off-road parking to the front. Internally, the accommodation begins with a welcoming entrance hallway that leads through to a bright and spacious lounge, which enjoys pleasant views across the green to the front. To the rear is a separate dining room - a versatile space that could equally serve as a formal dining area, home office or playroom. The kitchen sits adjacent to the dining room and offers generous space along with access to the rear of the property, where two useful utility/storage cupboards are located. There is also a garden store which, subject to the necessary permissions, could potentially be incorporated into the main house to expand the ground floor living space. Upstairs, the property offers three well-proportioned bedrooms, each providing ample room for furnishings. The family bathroom is fitted with an accessible bath with shower over, hand basin and WC.

The rear garden is one of the largest on the estate and offers significant potential, with plenty of space for extensions or additional outbuildings while still retaining a substantial garden area. With its strong footprint, generous plot and excellent position, this property presents a fantastic opportunity for buyers eager to create a long-term family home tailored to their needs.





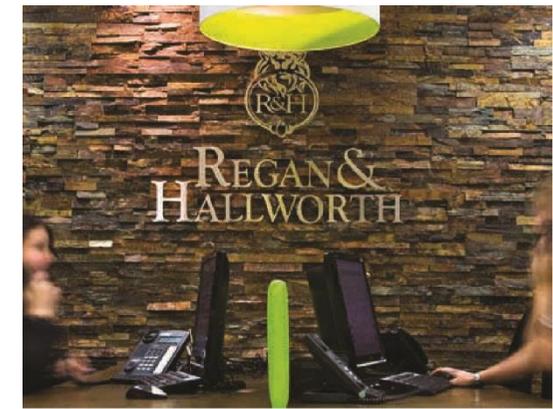


TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

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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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.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com