

FOR SALE

1, Magdalen Drive, Ashton-In-Makerfield, WN4 9RG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



1, Magdalen Drive, Ashton-In-Makerfield, WN4 9RG

Impressive, detached family home with superb corner plot position & large garage



- Impressive, detached family home
- Extended to front & rear
- Quiet, residential setting
- Large, detached garage
- 3 bedrooms / 2 reception rooms
- Generous amount of floorspace
- Superb corner position
- 1354 SQFT

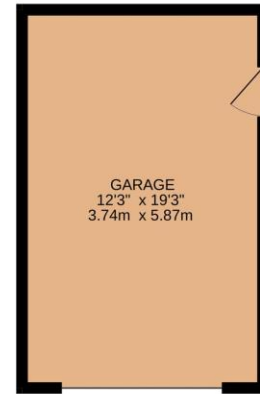
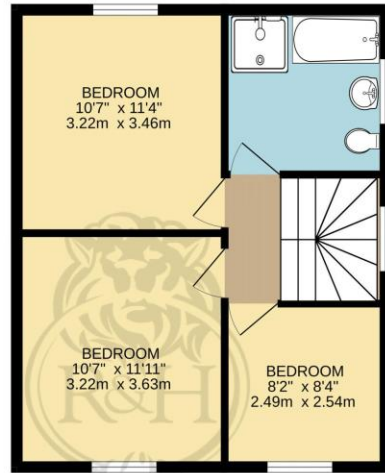
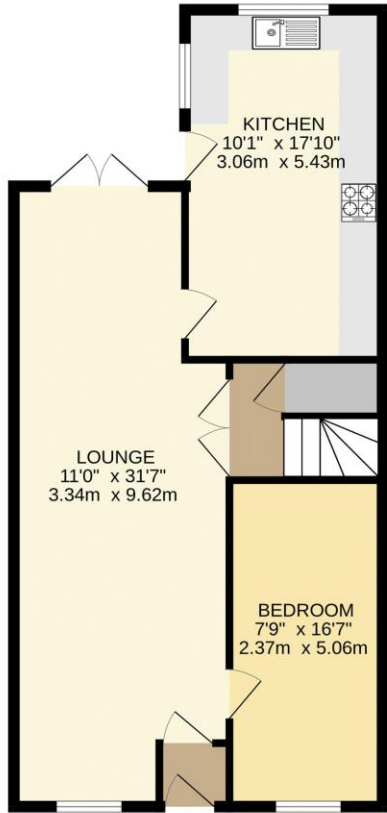
Located within a hugely popular residential area of Ashton & within the catchment for various acclaimed local schools, amenities plus transport links - this impressive & notably spacious detached family home totals a sizeable 1354 square feet of living space & rests on a particularly spacious corner plot too.

Perfect then, for any young families moving up the property ladder, the living spaces been extended to both the front and the rear & in brief comprises; a lovely main lounge which measures 31ft in length & has a feature fireplace plus French Doors that open out onto the garden. There is a front snug / possible home office or even a potential ground floor 4th bedroom, plus a fitted kitchen diner extension to the rear. Upstairs the home provides three generously sized bedrooms plus a superb family bathroom suite.

Externally, the home rests on a notably large and impressive corner plot, with gardens that extend to the front, side and rear. The rear is notably fairly low maintenance with a flagged patio area plus a rear driveway & superb, detached garage which is much bigger than a standard single & has a double skin too, making it possibly suitable as a garden room / annexe / place to run a business from. To the front is a driveway providing off road parking. The home is warmed by gas central heating & the boiler is just 18 months old. Early viewings are highly recommended on this excellent detached home.







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TOTAL FLOOR AREA : 1354 sq.ft. (125.8 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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