

FOR SALE

98, Wigan Road, Ashton-In-Makerfield, WN4 9SU

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

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TOUR**

98, Wigan Road, Ashton-In-Makerfield, WN4 9SU

Rare and distinguished 6 bed detached period home in prime residential location



- Substantial detached family home
- Brimming with period detail
- Detached coach house
- Superb 'Tom Howley' kitchen
- Astonishing amount of floorspace
- Prestigious main road setting
- 6 bedrooms / 3 reception rooms
- 3767 SQ.FT.

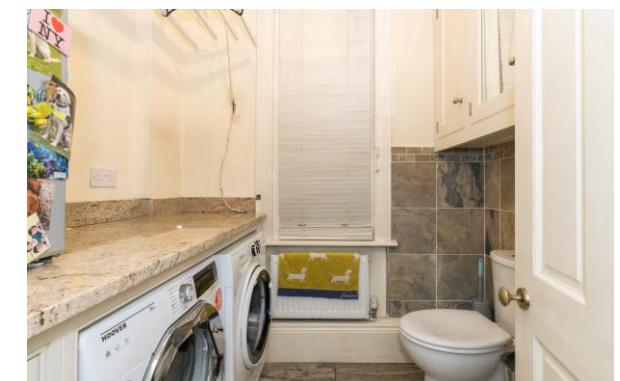
98 Wigan Road is a rare and distinguished detached period residence, standing proudly along one of the area's most prestigious addresses close to Jubilee Park. Ideally positioned for rail and motorway links, and within easy reach of the vibrant town centre, the property combines convenience with timeless character.

Extending to an impressive 3,767 sq ft across three floors (plus cellars), this substantial family home is complemented by a detached coach house to the rear that currently provides valuable garage and storage space but also offers excellent development potential, with previous planning permission granted for conversion into a two-storey annexe. Rich in original features, both buildings showcase charming period detail. The main house sits within a generous private plot with mature front and rear gardens and enjoys striking kerb appeal.

Internally, the property retains high ceilings, bay windows, ornate coving and mouldings, alongside expansive living accommodation. The ground floor alone spans over 1,200 sq ft and includes two elegant reception rooms, a study, utility with WC, and an extended bespoke 'Tom Howley' kitchen with granite worktops and range cooker, opening into a vaulted family/dining space with bi-fold doors to the garden. Across the upper floor is six bedrooms (four doubles and two singles used as dressing rooms), two bathrooms, and two large cellar rooms at lower ground level.

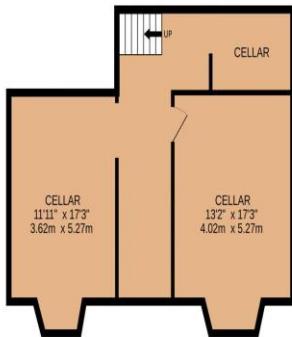
Externally, the enclosed rear garden features a patio, coach house and additional storage, while the front offers extensive in-and-out driveway parking. Ashton town centre, highly regarded schools and Jubilee Park are all close by. Early viewing is strongly recommended to appreciate the scale, character and potential of this exceptional period home.



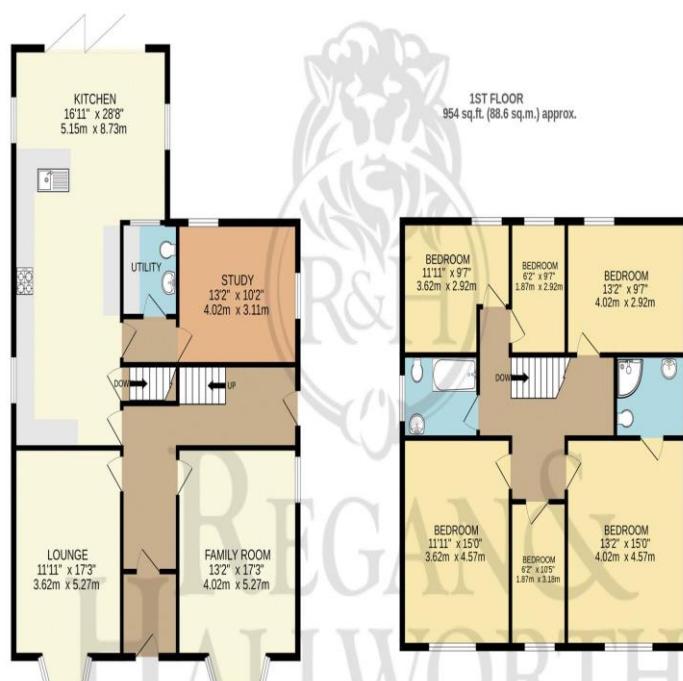


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BASMENT
607 sq.ft. (56.4 sq.m.) approx.

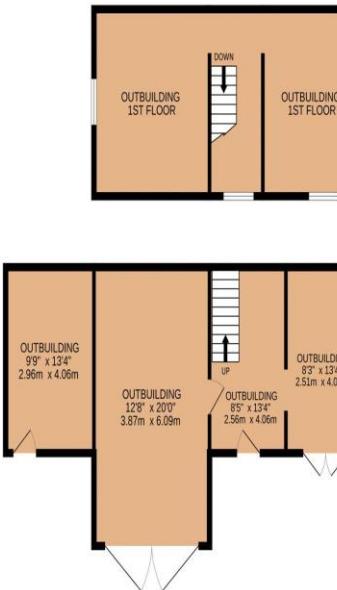


GROUND FLOOR
1208 sq.ft. (112.2 sq.m.) approx.



1ST FLOOR
954 sq.ft. (88.6 sq.m.) approx.

OUTBUILDING
998 sq.ft. (92.7 sq.m.) approx.



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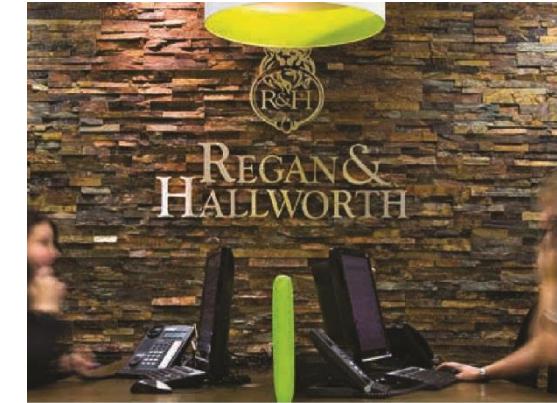
TOTAL FLOOR AREA : 3767 sq.ft. (349.9 sq.m.) approx.

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.



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