

**FOR SALE**

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





## 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.

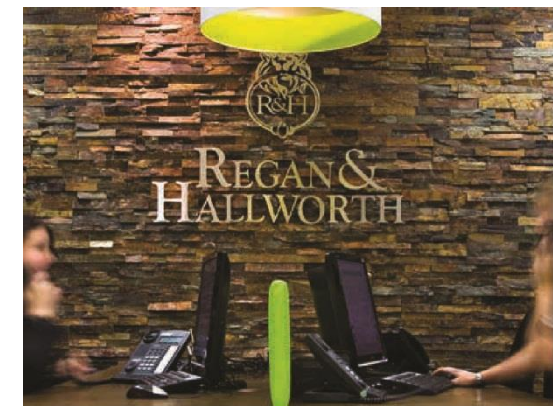
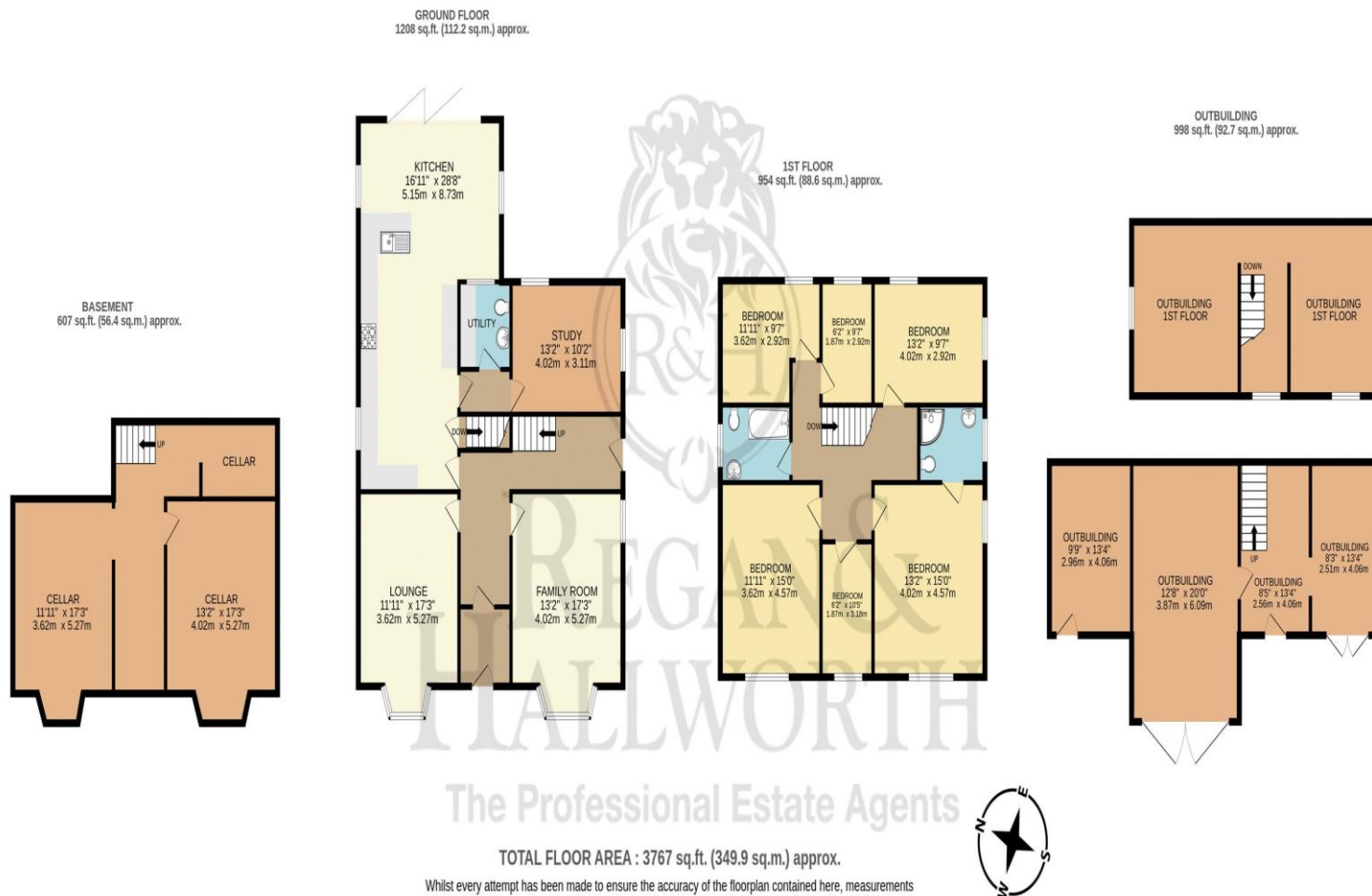
Externally, the enclosed rear garden features a patio, coach house and additional storage, while the front offers extensive in-and-out driveway parking. Ashton town centre, highly regarded schools and Jubilee Park are all close by. Early viewing is strongly recommended to appreciate the scale, character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











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