

87, Nicol Road, Ashton-In-Makerfield, WN4 8LU

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

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## 87, Nicol Road, Ashton-In-Makerfield, WN4 8LU

*Luxury detached true bungalow offering impeccable presentation throughout*

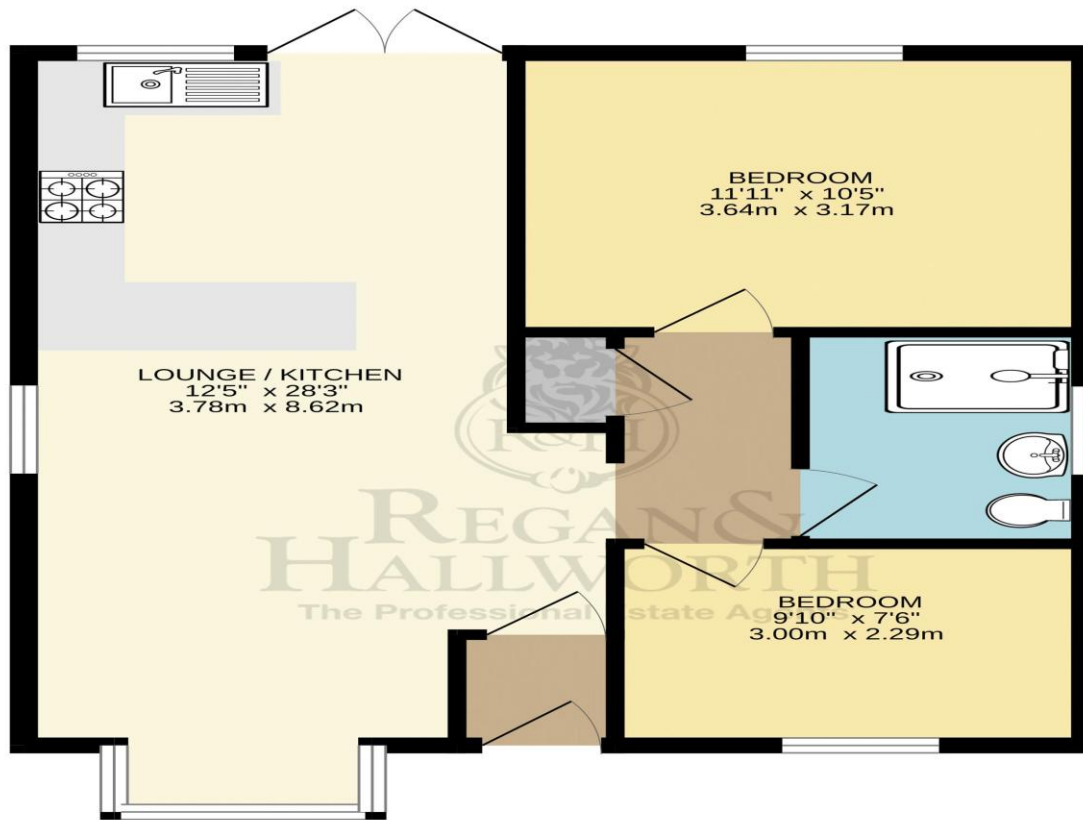


- Stunning detached true bungalow
- Impeccable presentation throughout
- Superb open plan design
- Freehold
- 2 bedrooms / 1 reception room
- Low maintenance plot
- Brand new high spec bathroom
- 588 SQFT

Built approximately 12 years ago, this immaculate detached true bungalow boasts considerable kerb appeal & would be the perfect buy for any clients seeking not just a property that offers one floor living, but one that also requires no upgrading whatsoever. Detached true bungalows are such a rare commodity these days, but what makes this property particularly unique is the fact that it's such a modern build. The bungalow is enviably positioned along the highly prized Nicol Road in Ashton in a setting that is conveniently located for the area's amenities & transport links. Internally, the build quality and finish throughout is excellent, with recent upgrading and decoration throughout meaning the property still feels like a new build. Newly laid carpets, a clean, fresh colour scheme and brand-new high spec shower room are all notable improvements. In brief there is a hallway, stunning main front lounge which also incorporates the stylish fitted kitchen diner which boasts a breakfast bar plus a range of integrated appliances, 2 impeccable bedrooms & the newly finished, fully tiled shower room. There are gardens to the front and rear, with the rear being not unmanageably large, low maintenance with a sunny west facing aspect & new composite fencing. To the front is a quality block paved driveway providing off road parking. Early viewings are essential on this stunning true bungalow.







TOTAL FLOOR AREA : 588 sq.ft. (54.6 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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**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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