

70, Ashbourne Avenue, Whelley, WN2 1HN



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Excellent ground floor apartment that makes a great alternative to a bungalow



- Spacious ground floor apartment
- Modern well equipped fitted kitchen
- Two great sized bedrooms
- SOLD WITH NO ONWARD CHAIN
- Spacious open plan reception room
- Bathroom with shower over bath
- Private gardens and garage
- 739 SQ.FT

Now available for sale and offered with NO ONWARD CHAIN is this impressive, two-bed ground-floor apartment. Ashbourne Avenue would make an ideal first-time buyer's home, a great investment property, or an excellent alternative for someone looking for a bungalow. Situated in the ever-popular area of Whelley offering excellent access to Wigan with all its amenities, bus and train station, and several major motorway networks.

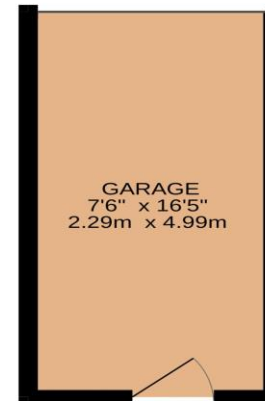
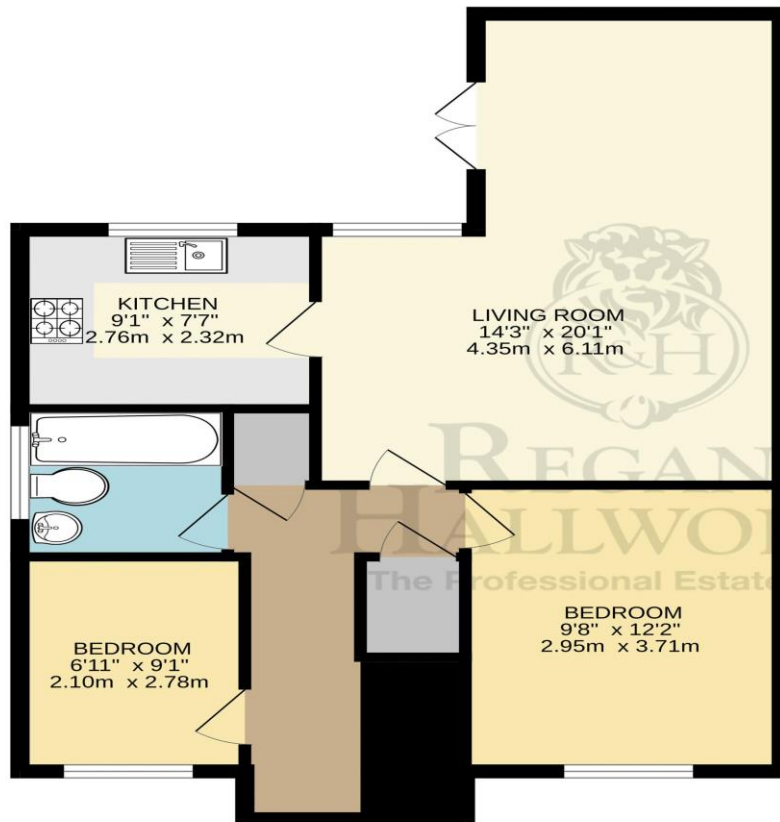
Internally, the apartment has been finished to an excellent standard and offers deceptively spacious accommodation which in brief comprises an entrance hallway, good-sized double master bedroom, second single bedroom, a family bathroom with a shower over the bath, a modern and well-equipped fitted kitchen, and then a spacious open-plan lounge/dining room with patio doors leading out onto the private gardens.

Externally, the property has a lawned front garden area, whilst to the rear there is a private and enclosed garden with a patio and lawn, and access to a single garage with an up-and-over door. Internal inspection is recommended to truly appreciate the property's deceptive size, its great finish, and superb location.





GROUND FLOOR
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.6 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 endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

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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