

**FOR SALE**

15, Dryden Avenue, Ashton-In-Makerfield, WN4 0JZ

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

ESTD  
1996





15, Dryden Avenue, Ashton-In-Makerfield, WN4 0JZ

*Extended 3 bed true bungalow in peaceful location backing onto Parkland*

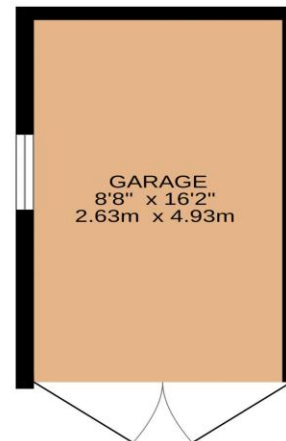
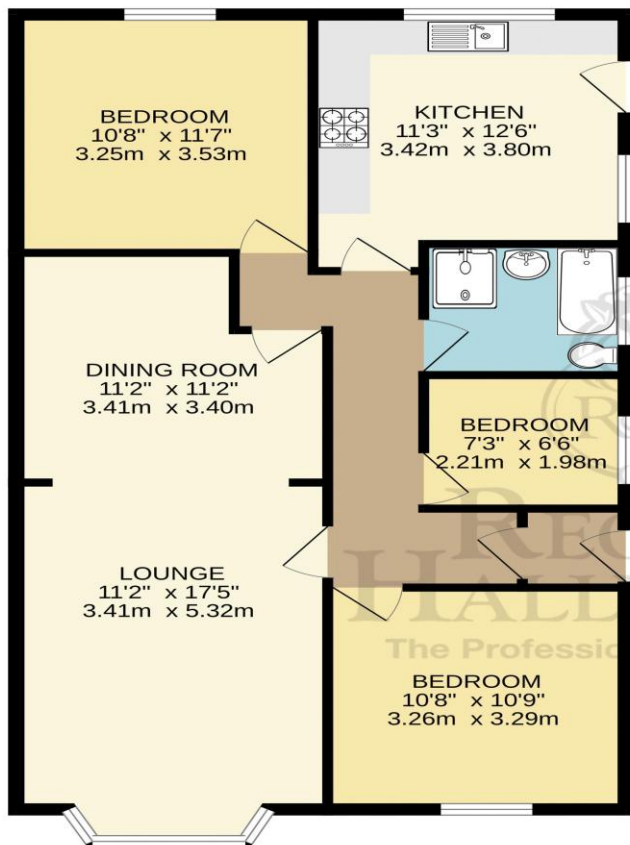


- Extended true bungalow
- Open plan lounge & dining room
- Four piece bathroom suite
- Gas central heating / Double glazing
- Three bedrooms
- Kitchen diner
- Peaceful street backing onto Park
- 995 SQ.FT. / No chain

Set within a highly desirable development of bungalows backing onto open parkland, 15 Dryden Avenue enjoys an enviable and peaceful position, offering spacious, extended accommodation in one of the area's most sought-after locations. Originally one of the larger bungalow designs, the property has since been extended and thoughtfully remodelled to create additional living space and three well-planned bedrooms. Offering close to 1,000 sq ft of versatile one-level living (including garage), the layout comprises an entrance hallway, an open-plan lounge and dining room, a modern four-piece bathroom with separate bath and shower, a generous kitchen-diner, and three bedrooms—two doubles and one single. A detached garage further enhances the overall space and practicality of the home. Comfort and efficiency are well catered for, with a modern gas central heating system, full double glazing, cavity wall insulation and loft insulation all contributing to a warm and energy-efficient property. Externally, the bungalow features good-sized gardens to both the front and rear, along with a driveway leading to the detached garage. The rear garden offers excellent privacy. Backing directly onto Edmund Collins Park it is not overlooked and enjoying pleasant aspects. Available with no onward chain, this attractive bungalow must be viewed to fully appreciate the generous accommodation and superb setting it provides.







**TOTAL FLOOR AREA : 995 sq.ft. (92.4 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.  
Made with Metropix ©2025



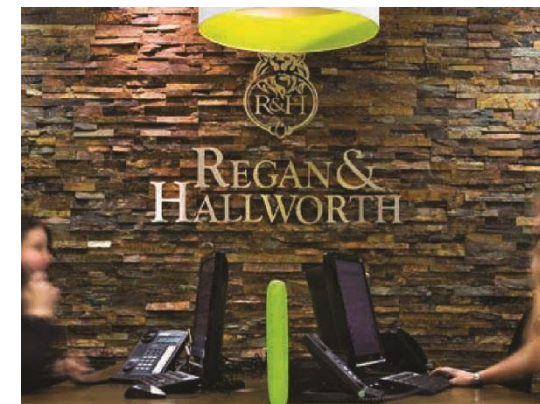
**rightmove**

**onTheMarket.com**

**The Property Ombudsman**

**LR Finance**

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.



#### WIGAN OFFICE

4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

#### STANDISH OFFICE

8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

#### PARBOLD OFFICE

5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

[www.reganandhallworth.com](http://www.reganandhallworth.com)