

FOR SALE

38, Belvedere Road, Ashton-In-Makerfield, WN4 8RU

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

 ESTD
1996



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Newly renovated two bed detached bungalow reimagined for Modern Living



- Fully renovated inside and out
- Integrated Neff kitchen appliances
- Two versatile double bedrooms
- Quiet, tucked-away cul-de-sac location
- Stunning contemporary open-plan living
- Large, insulated roof sunroom
- Landscaped gardens & driveway
- 712 SQ.FT. / Freehold

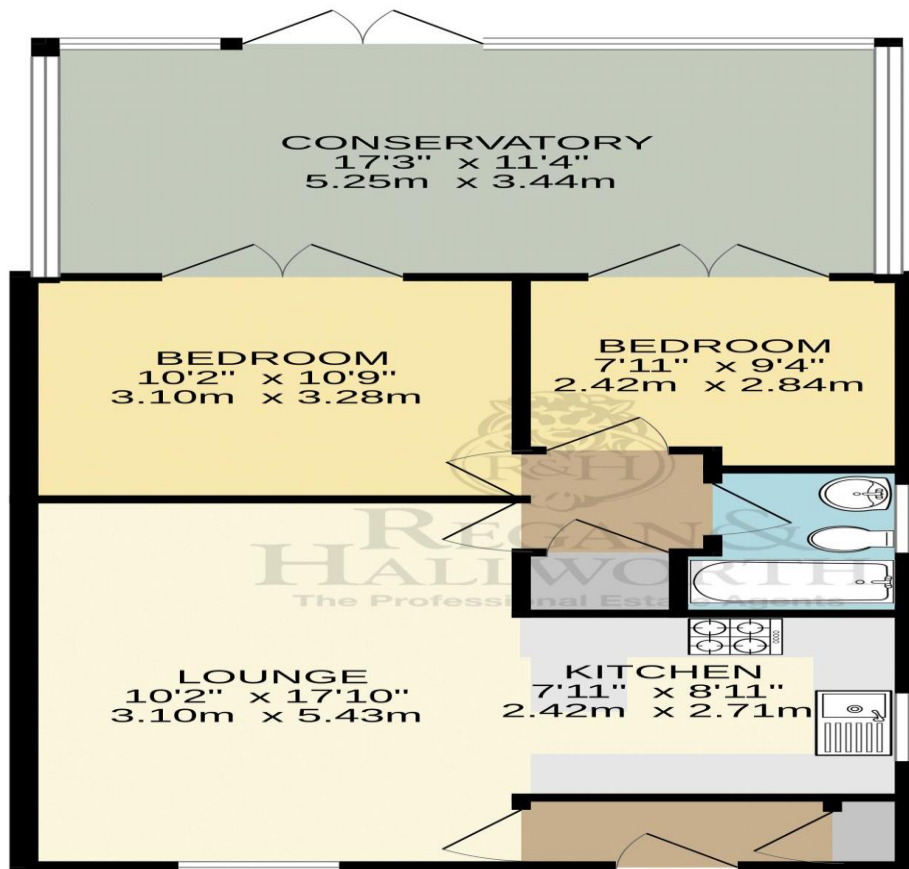
Tucked away at the very top of a quiet and little-known cul-de-sac of modern homes, this exceptional detached freehold bungalow enjoys an enviable setting that perfectly balances peace and privacy with everyday convenience. Despite its wonderfully tranquil position, a wide range of excellent town centre amenities are within easy walking distance, while the M6 motorway can be reached in approximately five minutes—making this an outstanding choice for those seeking an effortlessly convenient lifestyle without compromising on tranquillity. Fully renovated inside and out, the property has been transformed in recent years to create a sleek, stylish and beautifully finished single-storey home, perfectly suited to buyers searching for high-quality, low-maintenance living that is ready to move straight into and enjoy.

Throughout the property, the attention to detail is immediately apparent. Designer radiators, high-quality flooring, curtains, blinds and statement light fittings are all included, combining to create a home with a cohesive and carefully considered design throughout. At the heart of the home is a superbly redesigned open-plan living space, created with modern lifestyles and entertaining in mind. The contemporary fitted kitchen incorporates integrated Neff appliances and flows seamlessly into the dining and living areas, resulting in a beautiful and versatile space with an unmistakably contemporary feel.

To the rear, a large sunroom/conservatory with an insulated roof provides a further impressive living area, enjoying delightful aspects across the beautifully landscaped gardens and creating the perfect place to relax throughout the seasons. There are two well-proportioned bedrooms, both benefiting from French doors. The principal bedroom features fitted wardrobes, while the second bedroom incorporates a clever built-in retractable double bed, making it an exceptionally versatile space that can effortlessly adapt to accommodate guests, hobbies or home working. Completing the accommodation is a superb, tiled contemporary bathroom. The outside space has been designed with just as much care as the interior. The front garden has been attractively landscaped and complemented by a resin driveway with EV charger and pathways, new windows and doors, together with renewed gutters and fascias whilst no expense has been spared in creating a stylish, low-maintenance garden oasis to rear, complete with a pergola, two high-quality sheds and carefully positioned exterior lighting.







TOTAL FLOOR AREA : 712 sq.ft. (66.2 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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