FOR SALE

450, Bryn Road, Ashton-In-Makerfield, WN4 8BS

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST. 1996

450, Bryn Road, Ashton-In-Makerfield, WN4 8BS

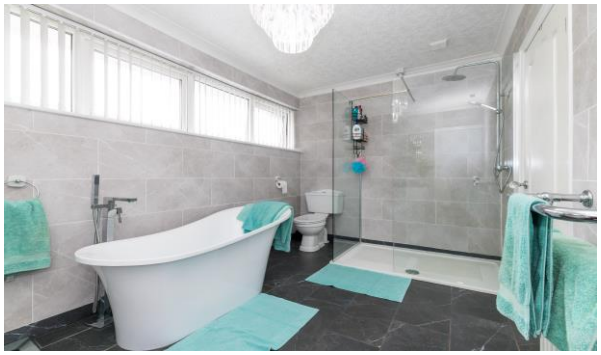
Superb, detached home offering a sizeable 2157 SQFT of beautifully maintained space.

- Beautiful, detached home
- Astonishing amount of floorspace
- Flexible layout
- Stunning, private rear garden
- 3 bedrooms / 3 reception rooms
- Highly prized main road setting
- Superbly maintained throughout
- 2157 SQFT

Beautifully maintained throughout and boasting various key features that have combined to create a truly stunning family home - this impressive, detached property offers an astonishing 2157 square feet of well planned, contemporary living space that requires viewing to be fully appreciated. The property itself is predominantly laid across the ground floor - offering bedrooms & bathrooms both upstairs & down, resulting in a design that may appeal to a wide range of clients, from families seeking lots of space, to anyone looking for a bungalow - but one that offers lots of flexibility.

The quality of finish from top to bottom here is also impressive and in brief the property comprises; a beautiful front porch & hallway with ground floor bedroom & a stunning principal bathroom suite with walk-in shower & free standing bath. Beyond this is a lovely rear lounge & access into the stylish fitted kitchen diner, which is finished with central island unit, spot lighting, a range of quality integrated appliances & sliding patio doors that lead outside. A sleek, glass roof conservatory enjoys lovely views of the garden and in turn connects to a large rear additional reception room which could possibly be an annexe-style bedroom / living area or potential home office / games room. Upstairs, there are two bedrooms, plus there is a modern shower room.

Externally, the gardens to the front and the rear are all immaculately maintained, with the rear taking in a sunny, south-westerly orientation & therefore lots of late afternoon sun. The rear also enjoys a lovely Indian Stone patio area for sitting out. To the front, there is ample off road parking via the double driveway & considerable frontage plus access to a car port & garage. Locally the home conveniently rests within the catchment for the area's excellent schools, numerous amenities plus the M6 motorway links. Internal inspection is therefore highly recommended on this exceptional home.



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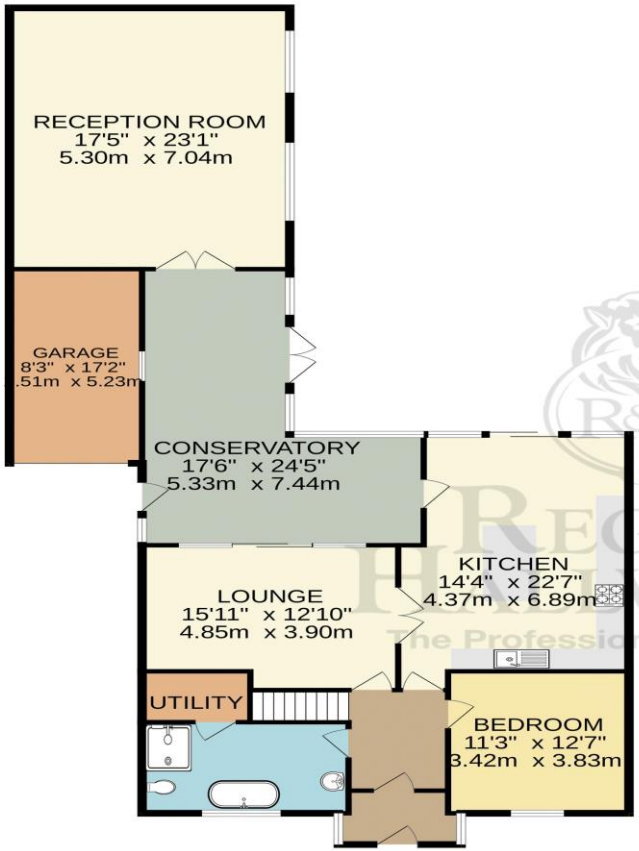

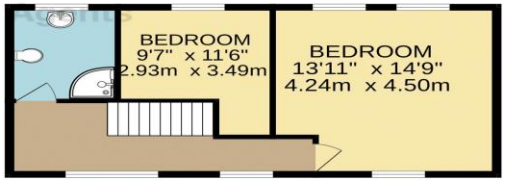

TOTAL FLOOR AREA : 2157 sq.ft. (200.4 sq.m.) approx.

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.
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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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