

34, Lincoln Drive, Ashton-In-Makerfield, WN4 9HT



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Smart, modern semi-detached starter home with sunny south facing aspect.



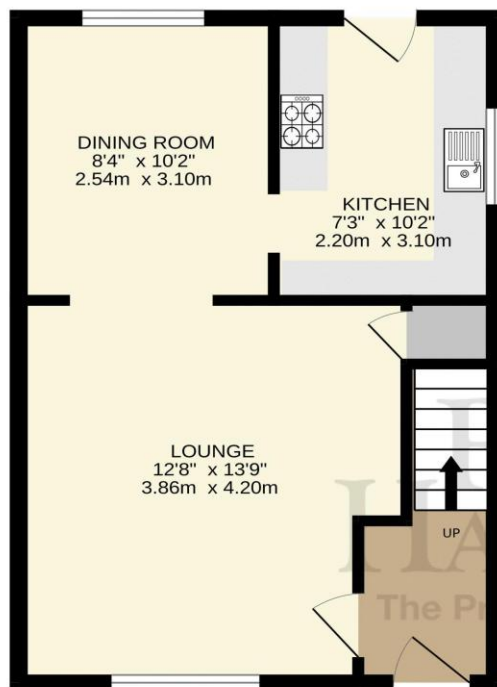
- Modern semi-detached home
- Immaculately presented throughout
- Sleek, upgraded bathroom suite
- Sunny south facing garden
- 3 bedrooms / 2 reception rooms
- Perfect for young family / first time buyer
- Quiet residential setting
- 743 SQFT

Regan & Hallworth are delighted to offer for sale this superbly presented three bedroom semi detached house located in a popular residential area within walking distance to Ashton Town Centre and Ashton Heath which is a 7.9 hectare area of common land providing lovely walks & trails. Offering quality interiors throughout, the home would be ideal for any first time buyers seeking the perfect turn-key home or even any families looking to downsize. Benefiting from various improvements over recent years such as the sleek new bathroom suite with fully tiled walls. The house provides generously proportioned accommodation over two floors and comprises; a spacious lounge with feature fireplace and built in shelving leading open plan into dining area with access to the sunny south facing rear garden, fitted kitchen, three bedrooms and the family bathroom which has recently been updated. There are gardens to front & rear together with a driveway providing ample off road parking. Other highlights include gas central heating and modern double glazing. Houses always sell quickly in the area so we encourage buyers secure an early viewing to appreciate all this family home has to offer.

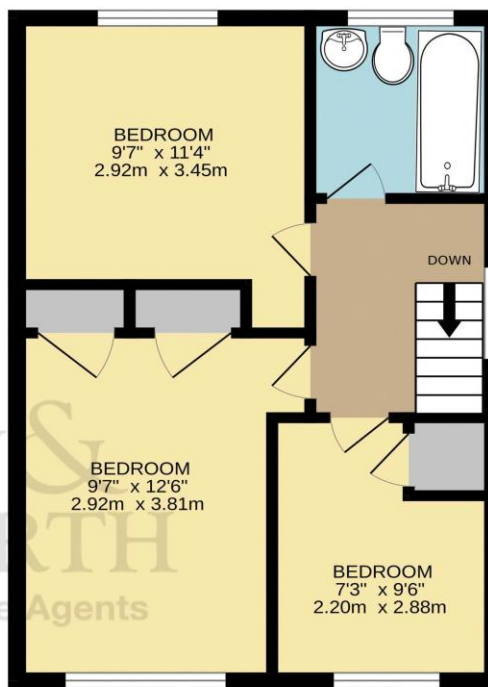




GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.1 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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