

TO LET

8, Manse Green Close, Ashton in Makerfield, WN4 9BU

REGAN & HALLWORTH
The Professional Estate & Letting Agents



8, Manse Green Close, Ashton in Makerfield, WN4 9BU

A sleek & stylish new build 4 bed semi-detached house providing the very best in modern living.



- High specification new build
- Dressing room & ensuite
- Driveway parking for two cars
- Bifold doors & Juliet balcony
- Four good sized bedrooms
- West facing landscaped garden
- Stunning kitchen with island
- 1228 SQ.FT

Now available to let. This architecturally designed gated development located just off Wigan Road in the heart of Ashton comprises a bespoke collection of nine 4 bedroom semi-detached and detached homes all meticulously crafted to give you the very best in modern living. Well designed and built to exacting standards these properties offer sleek and stylish design together with the highest levels of insulation and energy efficiency.

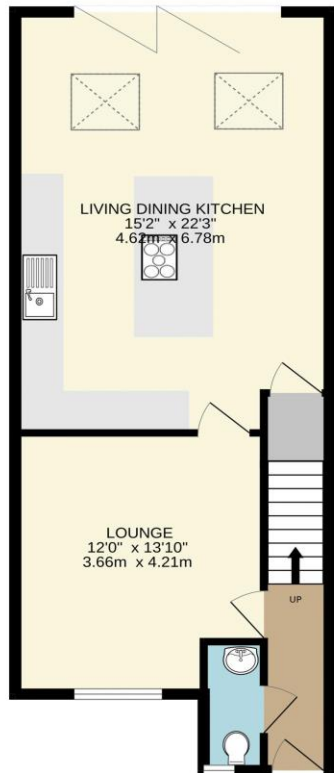
Brightly light spaces unfold over three floors incorporating a welcoming hallway with cloakroom/WC, lounge, a stunning open plan kitchen, dining and family room, three bedrooms and family bathroom on 1st floor plus a luxury master suite on the top floor featuring a dressing room and ensuite. The heart of any home, the kitchens in Manse Green Close have been expertly designed around a central island and paired with high quality materials and premium appliances combining function and design into a sleek and minimalist style. An extensive range of built in kitchen appliances include two ovens, plate warmer, induction hob with extractor hood over, dishwasher and a tall larder style fridge and full height freezer.

The interior space has been designed for maximum comfort ensuring they are places you want to relax and feel peaceful in. Luxury touches such as the oak veneered internal doors, high quality flooring throughout, gorgeous Porcelain tiled bathrooms using the latest fixtures and fittings, Bifold doors and a Juliet balcony plus landscaped gardens that feature a large stone patio for outside living all distinguish these from your standard new build homes and make them different than any other semi-detached houses in the area. Outside the property has a private two car driveway and lawned front garden plus a fully enclosed turfed rear garden with feature patio. The rear garden is not overlooked and enjoys a sunny south-west facing aspect.

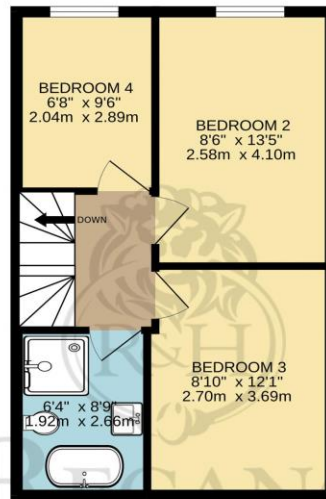




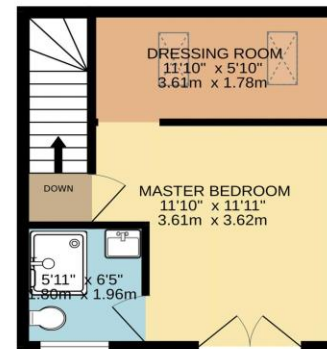
GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.0 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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