

FOR SALE

41, Coniston Avenue, Ashton-In-Makerfield, WN4 8AY



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An exceptional example of an extended high spec family home totalling 1745 SQFT



- Exceptional semi-detached home
- New extended dormer loft
- En-suite bedroom
- Landscaped gardens
- 3 double bedrooms
- Sleek, vaulted ceiling extension
- High spec kitchen diner
- 1745 SQFT

Occupying a beautiful, landscaped plot & enviably located on one of Ashton's most sought after developments - this simply stunning semi-detached family home has been upgraded, extended and remodelled to create a truly superior living space. Internally, the home offers impeccable, contemporary presentation throughout & a generous 1745 square feet of light, stylish living space that has undergone substantial improvements over recent years including a luxury vaulted ceiling extension to the rear & a superb, family-friendly open plan design; the home is unlike any other house on the market right now so early viewings are essential.

The property has been beautifully decorated throughout & in brief comprises; a welcoming entrance hallway, an elegant front lounge with feature panelled wall & bespoke sliding door, a superb home office / study, plus the stunning, open plan kitchen diner & utility room. The living kitchen itself is a superb family-friendly living space that is ideal for entertaining & families alike & comes fitted with an island unit, quartz worktops, quality NEFF integrated appliances, spot lighting & Velux windows that bathe the room in lots of natural light. Beyond the kitchen is the useful utility room and wc / cloaks.

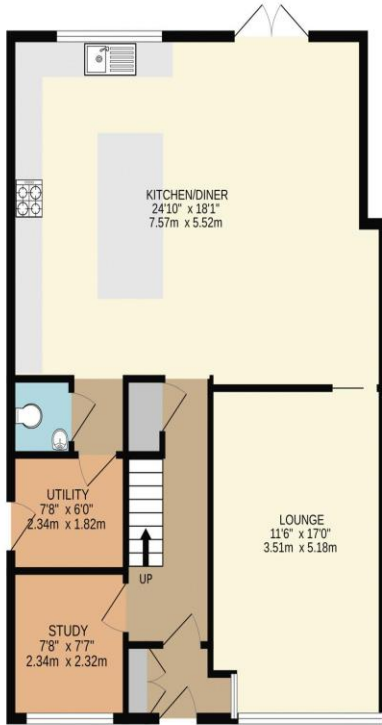
Upstairs, the home has also been extended and remodelled from its original design and now provides three generously sized double bedrooms, with a superb upgraded en-suite to bed 2, plus a modern principal bathroom suite. To the top floor our client has built even further with the addition of a rear & side dormer creating a loft room with walk-in wardrobe & stunning en-suite.

Externally the home benefits from landscaped gardens that are located to the front and rear. The tiered rear garden boasts a patio area, synthetic lawn and new fencing, plus a sunny south-westerly rear aspect. To the front is a generous driveway providing ample off road parking. Early viewings are essential on this stunning family home.

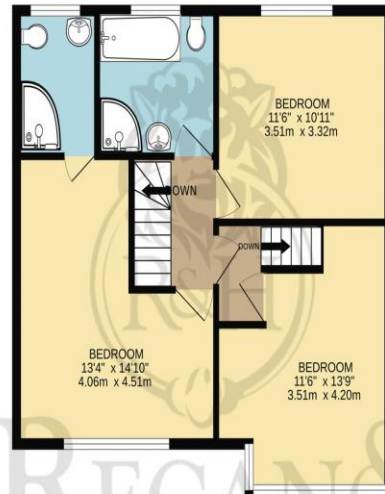




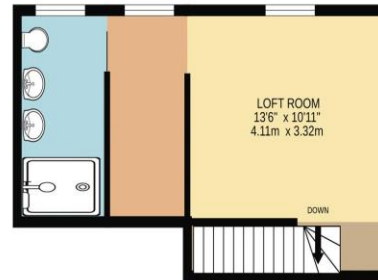
GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



2ND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 1745 sq.ft. (162.1 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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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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