

FOR SALE

24, Ashwood Avenue, Wigan, WN2 5YE



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Three bed starter home with exceptional family kitchen and contemporary presentation

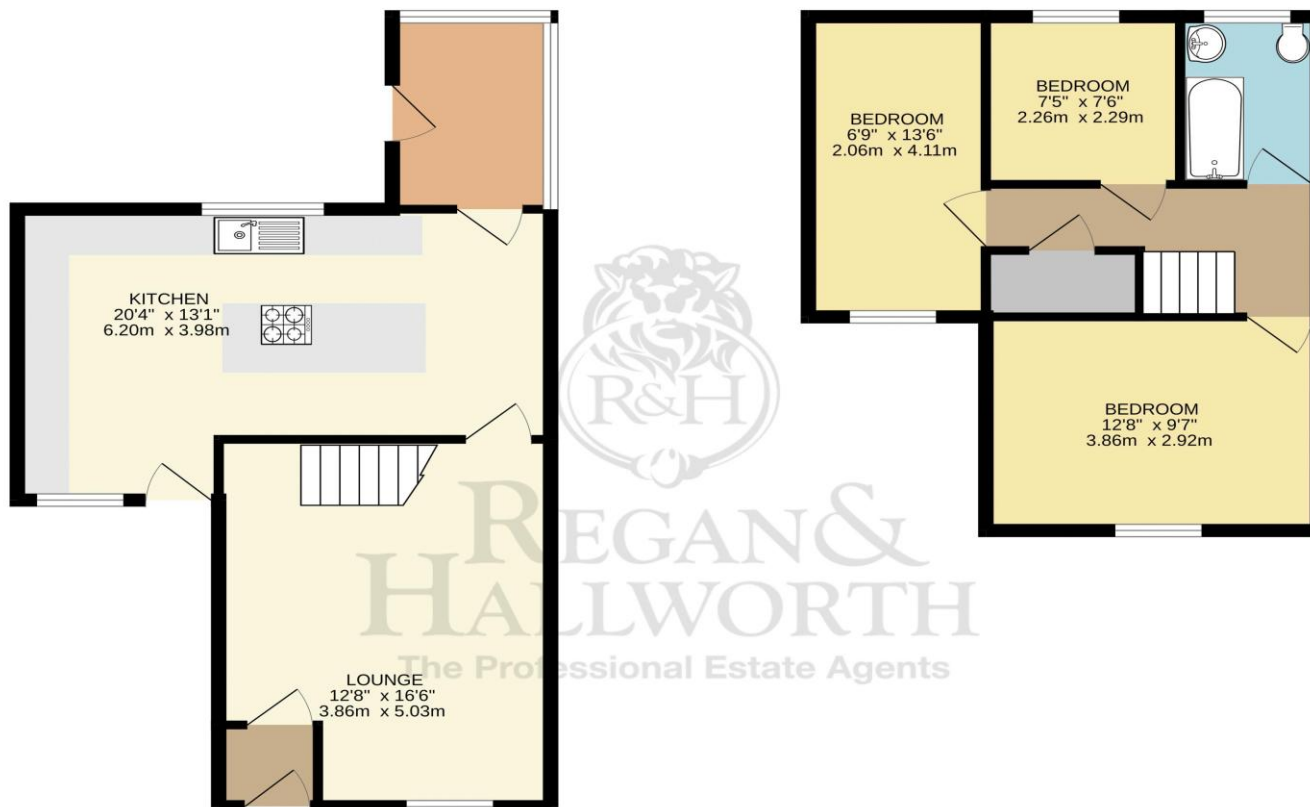


- Three bedroom semi-detached house
- Sleek handleless kitchen
- New stylish bathroom
- West-facing garden & off road parking
- New open-plan kitchen/family room
- Central dining island
- New stylish bathroom
- 875 SQ.FT.

The newly fitted open-plan kitchen/family room is undoubtedly the showpiece of 24 Ashwood Avenue, creating a superb modern space designed around cooking, dining and entertaining. Featuring a striking central island, sleek handleless units and integrated appliances, it provides the perfect social hub for family life and is likely to be one of the first things that catches buyers' attention. We don't expect this house to remain on the open market for long, so early viewing is strongly advised. Throughout, the property has been very well presented with a fresh, contemporary finish. Crisp plastered white walls create a stylish blank canvas, allowing the new owners to easily introduce their own personality and style. The accommodation also includes a useful rear porch/conservatory, providing valuable additional storage, three well-proportioned bedrooms and a newly fitted stylish family bathroom. Outside, there is a good-sized rear garden enjoying a sunny west-facing aspect making it ideal for relaxing, entertaining and family life, while the front garden provides useful off-road parking. A beautifully presented home combining contemporary style, a standout kitchen/family space and excellent everyday practicality, this is a property we expect to attract plenty of interest. Act swiftly to avoid missing out.







TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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