



360, Garswood Road, Ashton-In-Makerfield, WN4 0TZ

£150,000

*David
Davies* Collection



360, Garswood Road, Ashton-In-Makerfield WN4 0T7

- EPC:D
- Council Tax Band: A
- Leasehold - 877 Years Remaining
- No Onward Chain ** CASH BUYERS ONLY **
- End Terraced Property
- Ideal For Investors
- Two Large Reception Rooms
- Three Bedrooms
- Semi-Rural Location
- Private Rear Yard And Parking To The Rear

**** CASH BUYERS ONLY ****

Located on Garswood Road in Ashton-in-Makerfield, this large three-bedroom end-terraced property is offered to the market with no onward chain and presents an exciting opportunity for investors or buyers seeking a renovation project.

The property offers generous proportions throughout and boasts excellent potential to reconfigure and modernise. The ground floor comprises two substantial reception rooms with high ceilings, which could be opened up to create a spacious, contemporary open-plan living and dining area. To the rear, the property has previously been extended to accommodate a kitchen, providing further scope to redesign into a large open-plan kitchen diner. A ground floor bathroom completes the lower level.

To the first floor, the accommodation continues with three generously sized bedrooms, offering flexible living space ideal for families or future resale.

Externally, the property benefits from a low-maintenance rear yard and a detached garage, providing excellent storage. There is also vehicular access to the rear, allowing for off-road parking and added convenience.

Requiring modernisation throughout, this spacious end-terrace offers huge potential to add value and create a superb home or investment in a well-connected location. Early viewing is recommended to fully appreciate the scope on offer.

* Probate has been applied for on this property *

EPC:D







David Davies

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Paul Davies

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

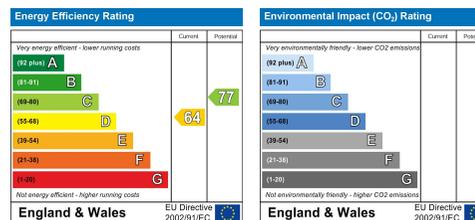
ALLISONS

For life's meaningful moments

A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.



Information on tenant permitted fee's can be accessed via the link below www.daviddaviesestateagent.co.uk/tenant

22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk