



28, Falkland Drive, Ashton-In-Makerfield, WN4 0SQ

Offers Over £235,000

*David
Davies* *Collection*



28, Falkland Drive, Ashton-In-Makerfield, WN4 0SQ

- EPC: C
- Council Tax Band: C
- Private Rear Garden
- Stunning Modern Bathroom & WC
- Spacious Loft Conversion
- Freehold
- Three Bedroom Semi Detached
- Two Reception Rooms
- Garden Fronted With Large Driveway
- Excellent Semi-Rural Location

We bring to the sales market this three-bedroom semi-detached freehold home, an excellent opportunity for families and first-time buyers alike.

Upon entering, you are welcomed by a central hallway leading to two well-proportioned reception rooms. The principal space is a spacious open-plan living and dining room, ideal for both relaxing and entertaining guests. The second reception room offers versatile use, perfectly suited as an additional lounge, playroom, or home office. The ground floor accommodation is completed by a fitted kitchen.

To the first floor, the landing provides access to a beautifully presented, newly fitted modern family bathroom, complete with both a bath and separate shower. There is also a separate WC, finished to the same high standard, creating a cohesive and contemporary feel. The floor further comprises three generously sized bedrooms. From the landing is access to the spacious loft for plenty of additional storage space.

Externally, the property benefits from a private driveway, offering ample off-road parking. To the rear, there is a generous garden, providing an excellent space for outdoor living, entertaining, and family activities.

Situated in a highly sought-after location, the property is conveniently close to local schools, shops, and transport links, ensuring ease and accessibility for everyday living.

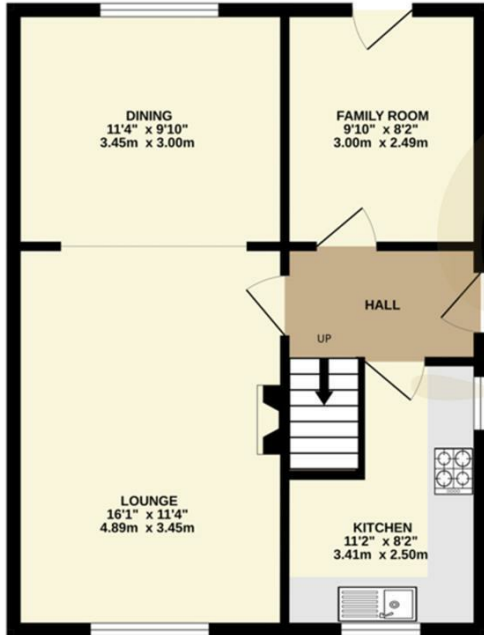
This is a wonderful home with so much to offer—early viewing is highly recommended to fully appreciate its potential.

EPC: C

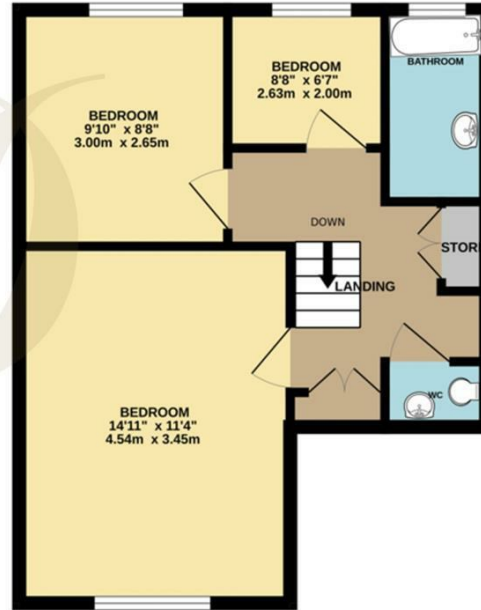




GROUND FLOOR



1ST FLOOR



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 David

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

Energy Efficiency Rating: Current 70, Potential 79