

26, Morden Avenue, Ashton-In-Makerfield, WN4 9PT

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



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Spacious 3 bed terrace house in quiet residential street.



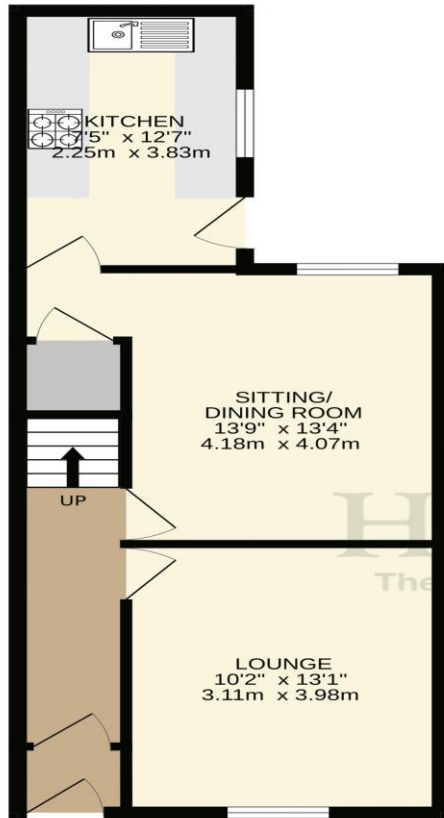
- Spacious 3 bed terrace
- Brand new fitted kitchen
- Garden room ideal as office
- Long term tenancy considered
- Freshly decorated & new carpets
- Close to town & 50m from Jubilee Park
- Gas central heating / Double glazing
- 895 SQ.FT.

Regan & Hallworth are delighted to offer for let a superb traditional mid terrace 3 bedroom house in a nice part of Ashton just 50m from the pretty Jubilee Park and gardens and 5 minutes walk from the town centre. This deceptively spacious property offers very generous and freshly decorated accommodation which also benefits from new carpets, gas central heating and full double glazing. Offering nearly 900 square feet of internal living space it briefly comprises of an entrance vestibule, hallway, lounge, dining room, modern fitted kitchen, three 1st floor bedrooms and first floor family bathroom. Externally there is a small garden frontage and an enclosed rear yard with outside garden room/bar which has electrics and lighting. It is ideally located in a quiet residential street within only a few minutes walk to the great range of amenities in Ashton town centre and close to excellent schools.





GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 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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