



3 Willowfield Grove, Ashton-In-Makerfield
£665,000

Miller Metcalfe
Every step of the way

3 Willowfield Grove

Ashton-In-Makerfield, Wigan

Nestled within the exclusive Willowfield Grove, a prestigious development of just 16 executive homes in the highly desirable area of Ashton-in-Makerfield, this outstanding detached family residence occupies one of the finest positions within the close. Set discreetly in the corner of the development, the property enjoys a superb plot with stunning open views across the picturesque Crompton's Pond to the rear. Properties of this calibre, in such an enviable setting, rarely come to market and early viewing is strongly recommended.

Beautifully maintained throughout, this substantial home extends to approximately 2,609 sq ft of well appointed living accommodation arranged over two floors. The ground floor comprises a welcoming porch, spacious entrance hallway, cloakroom/WC, and three versatile reception rooms, including a home office which could also serve as a fifth bedroom if required. There is a generous principal lounge, a formal dining room, and an impressive open-plan kitchen dining space, complemented by a separate utility room with internal access to the double garage.

To the rear, a magnificent full width conservatory provides an exceptional additional living space, perfectly positioned to take full advantage of the beautiful garden outlook and tranquil pond views beyond. The garden also features a substantial double skin brick built detached outbuilding with power, offering excellent potential as a home office, gym or studio.

To the first floor are four well proportioned bedrooms, a beautifully appointed luxury family bathroom, and a recently installed high specification en-suite shower room serving the principal bedroom.

Despite the already generous proportions, the property still offers further scope for enlargement, including the potential to extend above the garage, subject to any necessary consents, with previous planning permission having once been granted.

Externally, the exceptional plot is a defining feature of the home. Positioned behind a spacious block-paved driveway, the property provides ample off road parking and access to the integral double garage. Sitting within grounds of approximately a quarter of an acre, the rear garden is both mature and private, thoughtfully landscaped with winding pathways leading toward the pond, multiple decked seating areas, and a charming garden room, creating a truly peaceful setting for outdoor living and entertaining.

A rare opportunity to acquire a distinguished family home in one of the area's most sought after locations.

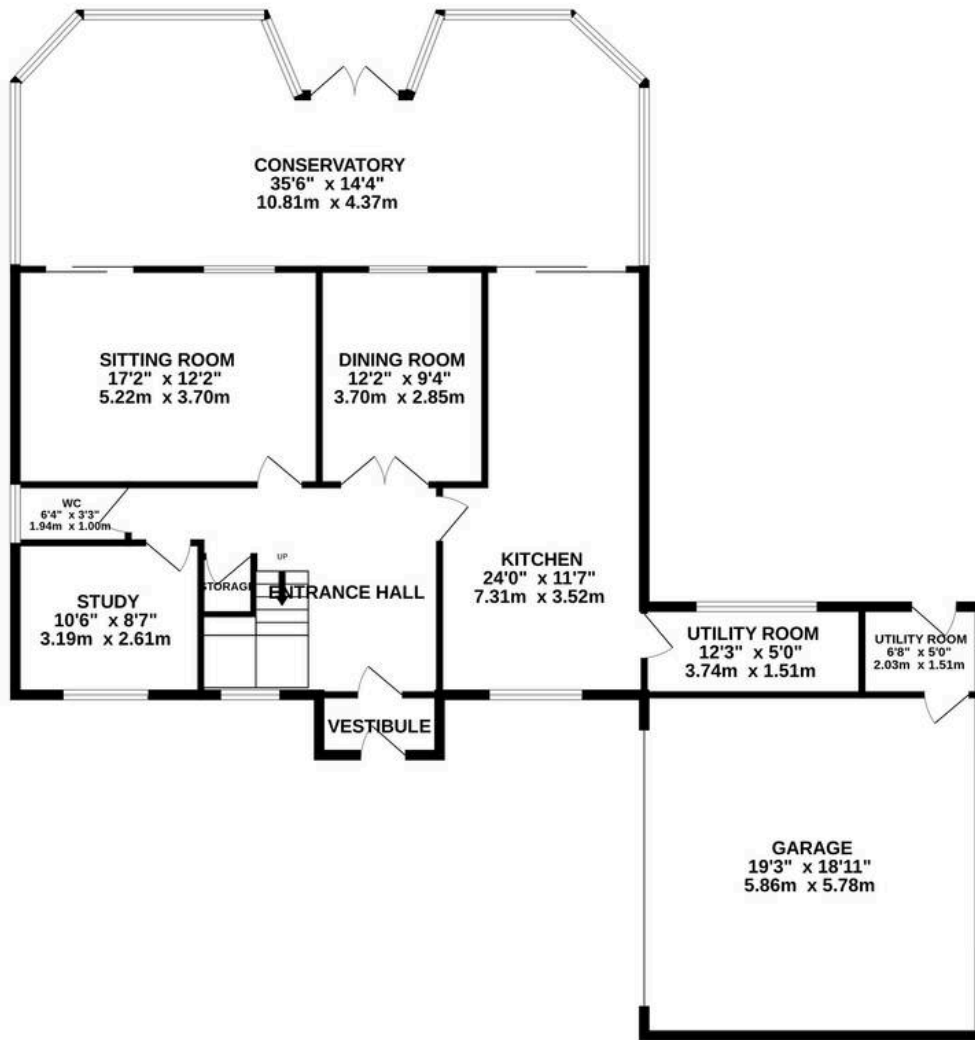
Council Tax band: G / Tenure: Freehold / EPC Energy Rating: C

EPC Environmental Impact Rating: D

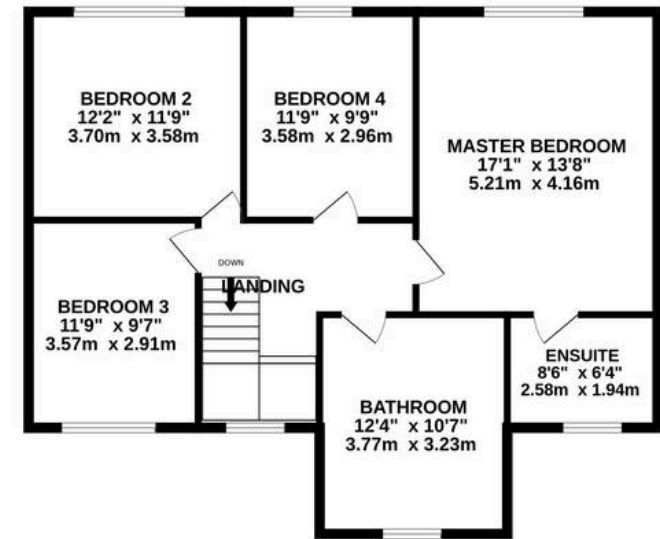




GROUND FLOOR
1790 sq.ft. (166.3 sq.m.) approx.



1ST FLOOR
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA : 2686 sq.ft. (249.5 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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