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Weavermill Park, Ashton-In-Makerfield,
Wigan, Lancashire
Offers Over £225,000

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DESCRIPTION

We are pleased to offer for sale this modern-style detached property which was the Show House on the site. The property comprises of four bedrooms, master having en-suite, two reception rooms and a separate utility room and a separate downstairs WC. Warmed by a gas central heating system complemented by double glazing. Good size plot with gardens to the front and rear, driveway providing off road parking leading to an integral garage. Offered for sale with no upward chain. Very well presented. Internal viewing is strongly recommended. EPC rating is Grade C - a copy of the full EPC will be available on request

DIRECTIONS

From our Ashton office proceed right along Gerard Street, at the traffic lights turn left onto Warrington Road, turn left onto Park View, at the end of the road continue across onto Weavermill Park and the property can be found on the left hand side

LOCATION

Ashton has a range of shops, schools and restaurants and gives good access to the major cities of Manchester and Liverpool via the M6 motorway. Haydock Park Racecourse is a local attraction

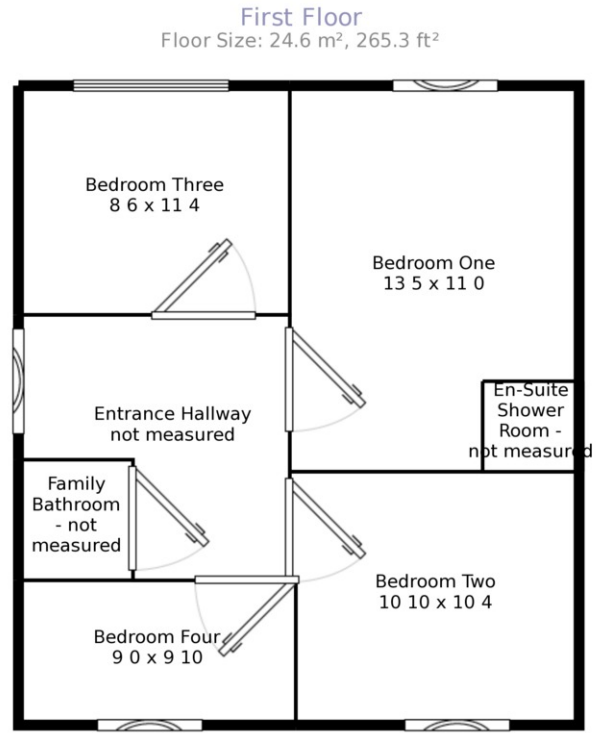
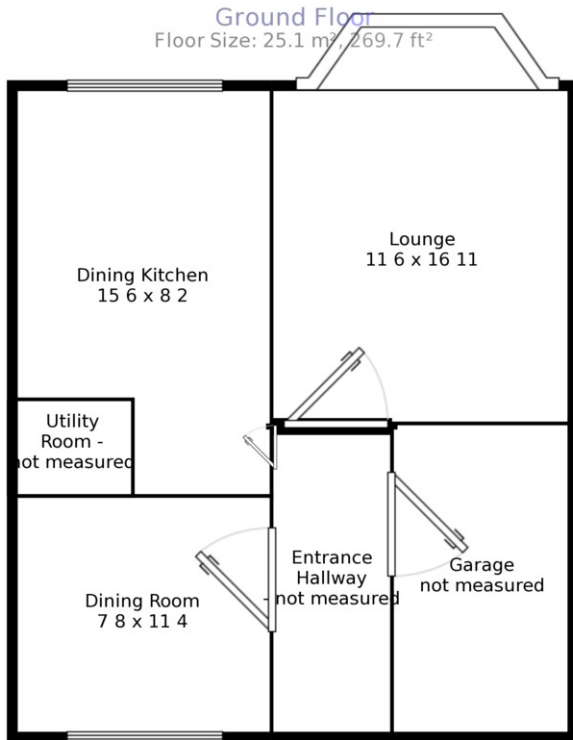
OUR VIEW

Entrance hallway, radiator, double glazed front access door, stairs to first floor, door to garage and understairs storage. Dining room with double glazed window to front elevation, radiator, double doors from the hall to the lounge. Lounge is rear facing with double glazed double access doors set in a bay, two radiators, wood effect flooring and wall mounted electric fire. Downstairs WC/cloaks with a white suite comprising low level WC and pedestal wash hand basin, radiator, tiled floor and double glazed obscure window to side elevation. Dining kitchen with double glazed window to rear elevation, range of wall and base units with work surfaces, one and a half bowl sink, integrated hob and oven with extractor, radiator, archway to utility room. Utility room with plumbing for washing machine and double glazed rear access door and single drainer sink unit. First floor landing with double glazed window to side elevation, built-in storage cupboard and loft access point. Bedroom 1 with double glazed window to rear elevation, radiator, fitted wardrobes and access to en-suite. En-suite with double glazed obscure window to side elevation, white suite comprising double shower cubicle, low level WC and pedestal wash hand basin, shaver point, radiator and tiled floor. Bedroom 2 with double glazed window to front elevation and radiator. Bedroom 3 with double glazed window to front elevation and radiator. Bedroom 4 with double glazed window to rear elevation and radiator. Family bathroom with double glazed obscure window to side elevation, tiled floor, white suite comprising low level WC, pedestal wash hand basin, panelled bath, part tiled walls and radiator. Externally there is a front garden, side access gate to rear garden. Rear garden is laid to lawn and not directly overlooked. There is a driveway with dropped kerb providing off road parking and leading to an integral garage

AGENTS NOTE

GARAGE NOT MEASURED: We strongly recommend that you check to ensure that the space is suitable for requirements.





Measurements are approximate. Not to scale. For illustrative purposes only.



For full EPC please contact the branch

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*Source: Nielsen, Oct 2012.

**Calls may be recorded and/or monitored for training and/or security purposes.



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