

FOR SALE

8, Manse Green Close, Ashton in Makerfield, WN4 9BU



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A sleek and stylish 4 bed semi-detached house providing the very best in modern living



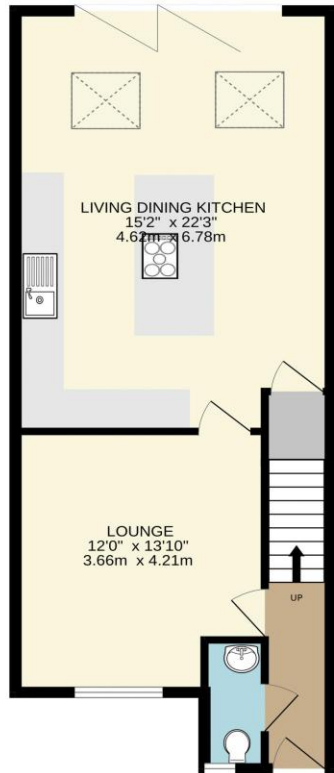
- High specification semi-detached
- Four good sized bedrooms
- Dressing room & ensuite
- West facing landscaped garden
- Driveway parking for two cars
- Stunning kitchen with island
- Bifold doors & Juliet balcony
- 1228 SQ.FT. / Freehold

Private, exclusive and exceptionally well connected, this impressive family home occupies a truly unique position within what is understood to be the only gated residential development in Ashton-in-Makerfield. From the moment you enter through the secure electric gates, there is an immediate sense of privacy and exclusivity. Set away from passing traffic and the everyday hustle and bustle, the development provides a peaceful and secure environment that is remarkably rare to find within the town, while still placing everything you need for modern family life conveniently close at hand. The location is a particular highlight. The local railway station is within easy walking distance, making commuting and travelling further afield wonderfully convenient, while the arrival of a newly built Aldi supermarket nearby means that everyday shopping is equally effortless. Add in highly regarded local schools, further amenities and excellent access to the motorway network, and the setting offers an enviable combination of tranquillity and connectivity. For families, it is difficult to imagine a more practical lifestyle. You can enjoy the privacy and seclusion of a gated development while being close enough to walk to the train station, pop to the supermarket or access the wider network of schools, shops and amenities. It is this unusual combination of exclusivity and convenience that makes the location particularly special. Inside, the property has been designed with modern family living very much in mind. The accommodation is generous, stylish and highly versatile, centred around a spacious reception room and an impressive open-plan living and dining kitchen. Featuring a substantial central island and large bi-fold doors opening onto the garden, this is a superb space for everyday family life as well as entertaining friends and family. The bedroom accommodation is equally impressive, with four well-proportioned bedrooms including a luxurious principal suite. The master bedroom enjoys its own dressing room and en-suite, creating a private retreat away from the rest of the house and adding a real sense of indulgence to the home. Outside, the rear garden is not overlooked and enjoys a sunny westerly aspect. A porcelain patio provides a wonderful space in which to relax, entertain and enjoy time with family. Combined with the security of the gated entrance and the exceptional convenience of the location, the property delivers a rare balance of privacy, lifestyle and connectivity.

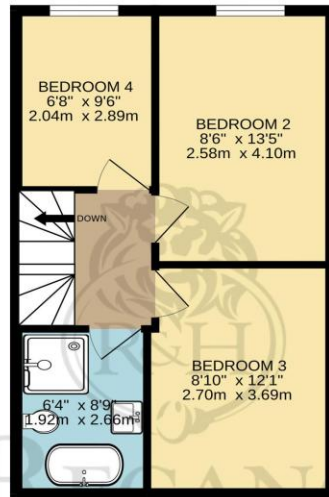




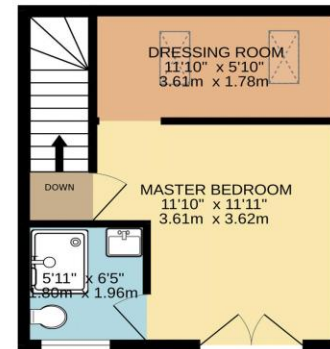
GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.0 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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