



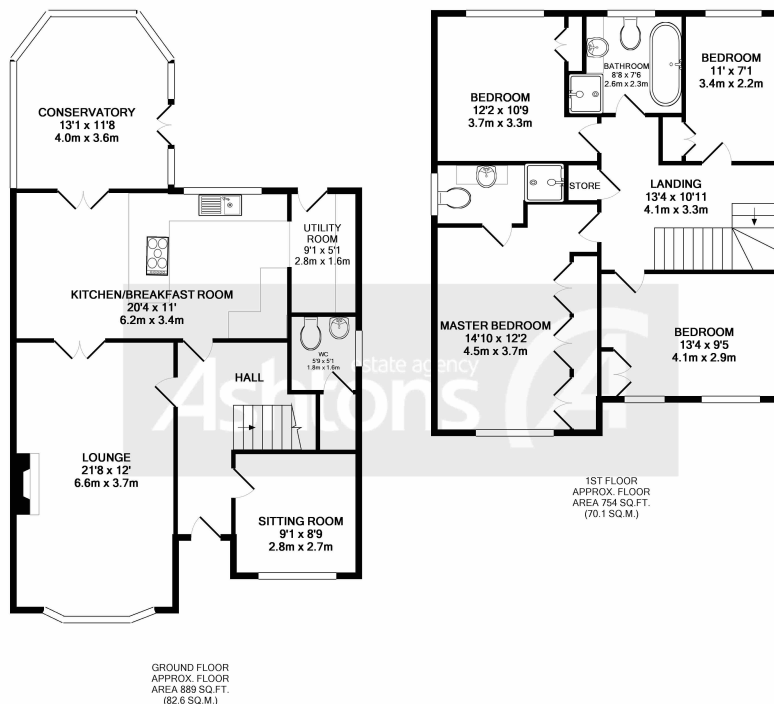
## *Kielder Close, Ashton-in-Makerfield. WN4.*

### *£350,000*

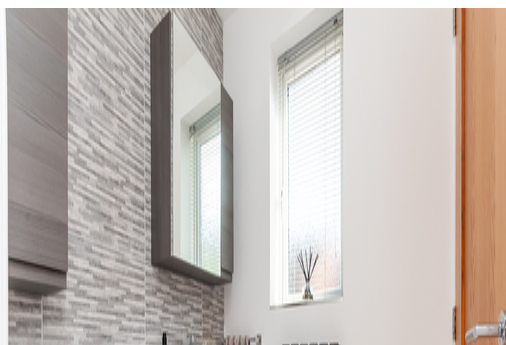
Executive Detached Home | Four DOUBLE Bedrooms | Three Bathrooms | Two Reception Rooms |  
Conservatory | Partly Converted Double Garage | Home Office/Games Room | Parking for Four Cars |







WOW! Take a look at this! The former show home to an exclusive cul-de-sac development, this four bed detached house boasts a large corner plot with private gardens, part converted double garage and substantial living accommodation totalling over 1643 square feet including 4 bedrooms all with fitted wardrobes, 3 bathrooms, 2 reception rooms, study & conservatory. Upon entering via the welcoming entrance hallway you immediately sense the warm and inviting atmosphere. All the rooms are bright and spacious with a contemporary fitted kitchen with integrated NEFF and BOSCH appliances, family area, breakfast bar and separate utility being the hub of the home. Finished to a high standard throughout, this property has been lovingly maintained to the highest of standards by the current owners and the luxury master bedroom suite houses full length fitted bespoke wardrobes and an ensuite shower room. It also boasts gas central heating, full double glazing, imprinted concrete front and rear, cctv security system and alarm, private aspects to the rear and a generous driveway which can fit upto 4 cars and leads to a detached double garage, that houses a home office/games room. The owners also have plans draw for a loft conversion. Kielder Close is a small exclusive development of detached homes in an excellent location that is close to local amenities, schools and major transport links. Viewing is essential.



*Contact your local office  
to arrange a viewing:*

**Padgate:** 01925 479334  
**Great Sankey:** 01925 454300  
**Winwick:** 01925 232146  
**Stockton Heath:** 01925 453400  
**St.Helens:** 01744 754120  
**Wigan:** 01942 498862  
**Culcheth:** 01925 764744  
**Ashton-In-Makerfield:** 01942 364446  
**Newton-Le-Willows:** 01925 907770  
**Commercial Office:** 01925 907709  
**Lettings Head Office:** 01925 873533  
**Financial Services:** 01925 221234

**Viewing Arrangements**  
 Viewing is strictly by appointment only through  
 Ashtons Estate Agency.

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 These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92 to 100)		
B (81 to 91)		
C (69 to 80)		
D (55 to 68)		
E (39 to 54)		
F (21 to 38)		
G (1 to 20)		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		

*How much you can borrow?*  
 Speak to a mortgage expert in your local office.

**Ashtons Financial Services**

**Ashtons.net** **rightmove**

**PrimeLocation.com** **Zoopla.co.uk**

**Ashtons**