

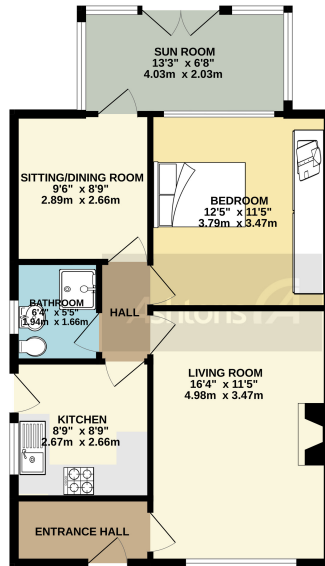


*72 Belvedere Road, Ashton-in-Makerfield, Wigan,
Lancashire. WN4 8RX.
Offers in Region of £152,000*



Freehold | No Chain | Sun Room/Conservatory | Gas Central Heated | Garage & Ample Driveway
Parking | Quiet Location | Close Access to Motorway Links & Amenities | EPC To Follow | Option of
2nd Bedroom or Additional Reception Room |





TOTAL FLOOR AREA: 660 sq. ft. (61.3 sq. m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken by any salesperson or real estate agent. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here have not been tested and no guarantee is to be made regarding their operation or condition. Made with Metagap CS223

Introducing this delightful and spacious 1/2 bedroom semi-detached bungalow, situated in a desirable residential area and boasting a stunning conservatory, ideal for those who enjoy gardening & indoor-outdoor living.

Upon entering the bungalow, you are welcomed into a bright and spacious living room, offering ample space for relaxation and entertainment. The adjoining kitchen is well-appointed with all the necessary appliances.

The bedroom is generously sized and features built-in wardrobes, providing ample storage space for all your belongings. The property also benefits from a well-appointed bathroom with a shower.

One of the standout features of this bungalow is the stunning sun room/conservatory, a true gem that adds considerable living space to the property. The conservatory is spacious and bright, offering a comfortable space to relax and enjoy the rear garden. The conservatory is large enough to accommodate a dining table and chairs, making it the perfect spot for enjoying meals with family and friends.



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.

Disclaimer Property Details

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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Speak to a mortgage expert in your local office.

Ashtons Financial Services