



161 Wigan Road, Ashton-In-Makerfield, WN4 9SL



REGAN &
HALLWORTH
The Professional Estate & Letting Agents

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Refurbished period home offering a staggering 2200 SQ.FT. of beautifully appointed living space.

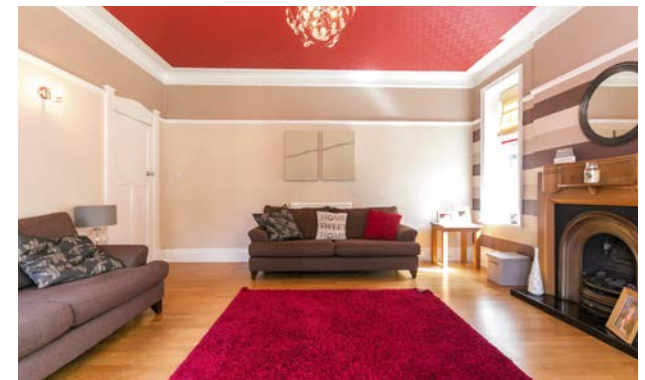


- Stunning period home
- Overlooks Jubilee Park
- Large detached double garage
- Four floors of accommodation
- Four beds / ensuite to master
- Contemporary kitchen
- Enclosed west facing garden
- 2200 SQ.FT. living space

This landmark home on one of Ashton's most sought-after roads overlooking Jubilee Park has been refurbished to an exceptionally high standard and offers an incredible 2,200 square feet of internal living space over four floors and is undoubtedly one of the most impressive period homes in the area.

"Burnbrae" was privately built in 1908 for a Dr Cobban and was originally designed as a detached house with doctors surgery. Since then the surgery has been split and made into a separate dwelling. We are delighted to offer for sale the main residence which showcases a beautifully appointed interior and stunning period features.

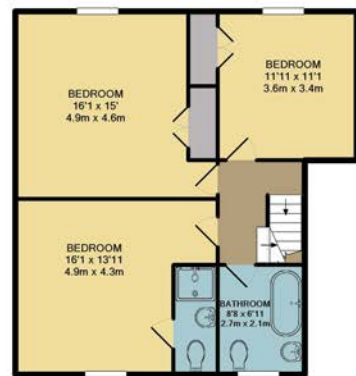
It also boasts a good sized and private walled garden to rear which enjoys a westerly aspect and a lawned garden with patio area. There is access to a substantial detached brick built garage to the side (accessed off Cansfield Grove) which is easily big enough to fit 2 cars and features an unusual conservatory style roof. The house is notably bigger than most period homes in the area and nearly twice as big as a typical four bed modern detached house. Internal viewing is absolutely essential to appreciate the wealth of accommodation on offer and includes a basement room/cellar which was part of the original design, a magnificent entrance and hallway, two substantial reception rooms with bay windows and feature fireplaces plus an updated contemporary kitchen with centre island and separate utility room. There are two more floors of accommodation comprising four double sized bedrooms (three with robes), an ensuite shower room to master and a stylish family bathroom.







GROUND FLOOR
APPROX. FLOOR
AREA 992 SQ. FT.
(92.2 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 715 SQ. FT.
(66.4 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 205 SQ. FT.
(19.1 SQ. M.)

BASEMENT LEVEL
APPROX. FLOOR
AREA 229 SQ. FT.
(21.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 2200 SQ. FT. (204.4 SQ. M.)

Whilst every effort has been made to ensure the accuracy of the floor plan 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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