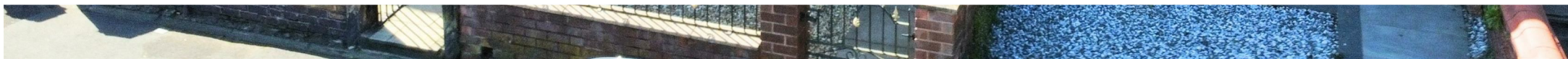




**31, Station Road, Ashton-In-Makerfield, WN4 0SA**

Offers Over £175,000

*David  
Davies* **D** *Collection*



## 31, Station Road, Ashton-In-Makerfield, WN4 0SA

- EPC: C
- Council Tax Band: A - St Helens
- Leasehold - 867 Years Remaining
- Mid Terrace Property / 850 Sq Ft.
- Spacious Reception Room
- Kitchen | Dining Area
- Two Good Sized Bedrooms
- First Floor Family Bathroom & Ground Floor W.C
- Parking At Rear Of Property
- Low Maintenance Front And Rear Gardens

Beautifully presented throughout, this two-bedroom mid-terraced property is situated within the highly sought-after area of Garswood, offering an excellent opportunity for first-time buyers, downsizers, or investors alike.

Ideally located within a close proximity of both Garswood and Bryn train stations, the property also enjoys convenient access to a range of local schools, nurseries, shops, and everyday amenities, making it perfectly placed for commuters and families.

The ground floor briefly comprises two spacious reception rooms, providing flexible living and dining space, a modern fitted kitchen, a useful utility room, and a convenient downstairs WC.

To the first floor, there are two beautifully presented double bedrooms, complemented by a newly fitted Jack and Jill en-suite bathroom, finished to a contemporary standard.

Externally, the property benefits from low-maintenance gardens to both the front and rear, along with the added advantage of off-road parking.

This attractive home is 850 square feet and combines style, practicality, and a superb location, making it an ideal first purchase. Early viewing is highly recommended to avoid disappointment.

EPC: C





# Floorplan To Follow





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*David Patrick Davis*

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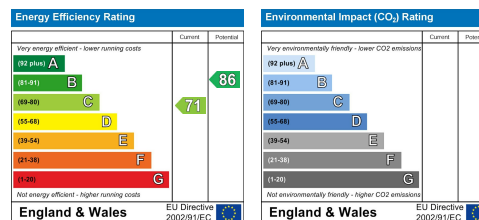


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