



29-31 Ashton Heath
Ashton-In-Makerfield, Wigan, WN4 9JL
Price Guide £205,000



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Formerly two terrace properties which remain on separate HM Land Registry titles, the Property represents an opportunity for developer's, investors, growing families together with offering scope as a House of Multiple Occupation (HMO) subject to obtaining necessary consents.

29-31 Ashton Heath benefits from being adjacent to the "Heath" and in walking distance to amenities and Ashton town centre. The property boasts period features throughout including original sash windows, picture rails and feature fire places.

The property also benefits from roof top solar panels which produce electricity for the use of the property with any excess released to the national grid.



- Lounge**
14'9" x 12'5" (4.5 x 3.79)
- Lounge**
12'10" x 12'4" (3.92 x 3.78)
- Kitchen / Diner**
14'10" x 11'11" (4.53 x 3.65)
- Lounge**
15'1" x 12'1" (4.62 x 3.7)
- Sun Room**
23'7" x 8'8" (7.2 x 2.65)

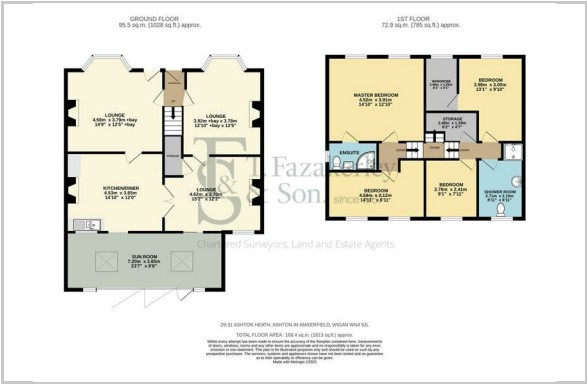
- Master Bedroom**
14'9" x 12'9" (4.52 x 3.91)
- Ensuite**
- Bedroom**
14'10" x 6'11" (4.54 x 2.12)
- Bedroom**
9'0" x 7'10" (2.76 x 2.41)

- Bedroom**
- Shower Room**
8'10" x 6'10" (2.71 x 2.10)
- Storage**
8'1" x 4'6" (2.48 x 1.39)
- Storage**
8'1" x 5'1" (2.48 x 1.55)
- Rear garden**
- Aerial Imagery**

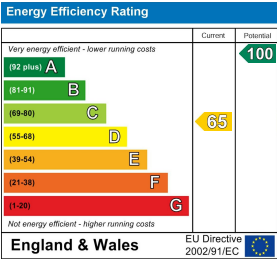
Area Map



Floor Plan



Energy Efficiency Graph



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