



4 Poulton Drive, Ashton-In-Makerfield, WN4 9RT

Offers In The Region Of £230,000



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Nestled in the desirable location of Poulton Drive, Ashton-in-Makerfield, this charming semi-detached bungalow offers a perfect blend of comfort and convenience. Upon entering, you're welcomed by an inviting entrance hall that leads to a spacious lounge, ideal for relaxing or entertaining. Adjacent to the lounge is a dedicated dining room, perfect for family meals or hosting guests. The conservatory provides a bright and airy space to unwind, with views over the rear garden.

The fitted kitchen offers ample storage and work surfaces, catering to all your culinary needs. The ground floor also features a convenient shower room and a well-proportioned bedroom.

Upstairs, you'll find two additional bedrooms, offering flexible living arrangements for families, guests, or home office use.

Externally, the property boasts a spacious driveway providing ample off-road parking. The rear garden is low maintenance, offering a private outdoor space to enjoy without the upkeep. This lovely home is perfect for those seeking a peaceful and practical living environment.



Ground Floor

Entrance Hall

Lounge

18'6" x 11'5" (5.65 x 3.5)

Hallway

Dining Room

15'10" x 11'5" (4.83 x 3.5)

Conservatory

14'6" x 7'11" (4.42 x 2.42)

Shower Room

Kitchen

Bedroom 1

18'1" x 11'2" (5.52 x 3.41)

First Floor

Bedroom 2

9'10" x 8'3" (3 x 2.53)

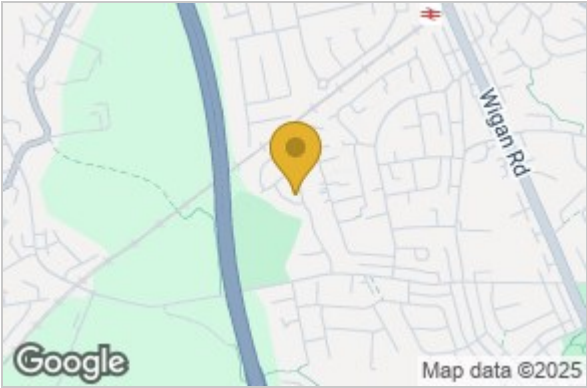
Bedroom 3

12'7" x 11'3" (3.86 x 3.43)

Garage

Garden

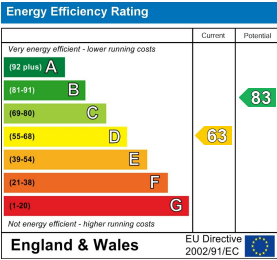
Area Map



Floor Plan



Energy Efficiency Graph



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