



4 Mill Court, Aspull, WN2 1RB

Offers in the region of £420,000

ARC HOMES in HINDLEY are delighted to offer FOR SALE this gorgeous four bedroom detached property positioned at the head of a sought after Aspull cul de sac backing onto fields. This beautiful home is well presented throughout boasting generous accommodation together with ample parking, detached garage and lovely views to the rear. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway which provides access to a handy downstairs cloakroom. A lovely well proportioned sitting room sits to the front with double doors leading to the fabulous modern family kitchen which is finished with modern units and two sets of French doors which lead into the private gardens. A separate utility room complete the ground floor. To the first floor are four generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside, this property is positioned within a tucked away spot in a sought after cul de sac. The front gardens are open plan providing ample off road parking which leads towards a detached garage, the enclosed rear gardens are well presented and back onto fields offering gorgeous views and a fantastic degree of privacy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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