

**FOR SALE**

30, Parklands Drive, Aspull, WN2 1ZA

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



## 30, Parklands Drive, Aspull, WN2 1ZA

*Impressive detached family home with spacious rear plot & sunny aspect.*

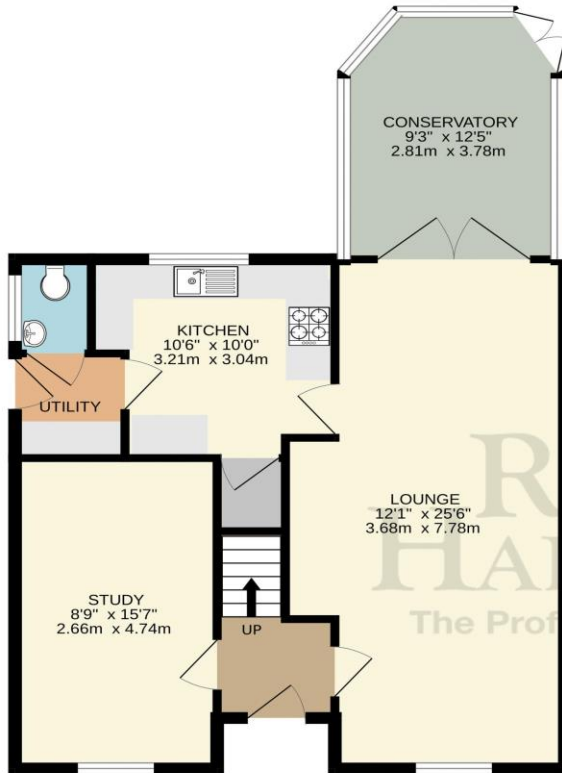


- Spacious detached family home
- Formerly 4 beds
- Superb rear garden
- Highly prized residential development
- 3 bedrooms / 2 reception rooms
- Generous amount of floorspace
- Sunny rear aspect
- 1274 SQFT

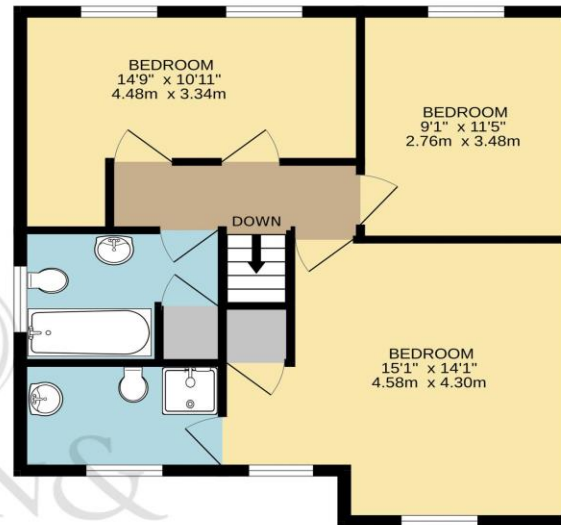
At a generous 1274 square feet of living space, this well appointed & spacious detached family home enjoys a superb rear plot with sunny aspect & early inspection is essential. Resting within the hugely popular Parklands Drive, a particularly quiet residential cul-de-sac that is within easy reach of the village's excellent schools, amenities, plus the picturesque Haigh Hall Country Park - this is the perfect place to raise a family. The property itself is set across two floors & has been cleverly remodelled from its original design. Built as a 4 bed detached, our clients have knocked through two of the bedrooms to create 3 large double beds. The original doors are still in place so anyone requiring the 4th bedroom could easily reinstate the wall, should they wish. Comprising in brief of; an entrance hallway, converted garage space / possible 4th bed, spacious front lounge through diner and then the fitted kitchen plus wc / cloaks & utility room. A Upvc rear conservatory overlooks the rear garden. Upstairs, there are three double bedrooms, with a modern en-suite to the master bedroom, plus a stunning principal bathroom suite which is only 2 years old. Externally the home sits on a spacious overall plot, with the rear being notably private & opening up considerably. The garden is large enough to accommodate an extension should clients wish, plus because of the just off-westerly aspect, it enjoys lots of late summer sun. To the front is a spacious driveway which provides ample off road parking. Early viewings are highly recommend on this superb family home.



**GROUND FLOOR**  
702 sq.ft. (65.2 sq.m.) approx.



**1ST FLOOR**  
572 sq.ft. (53.1 sq.m.) approx.

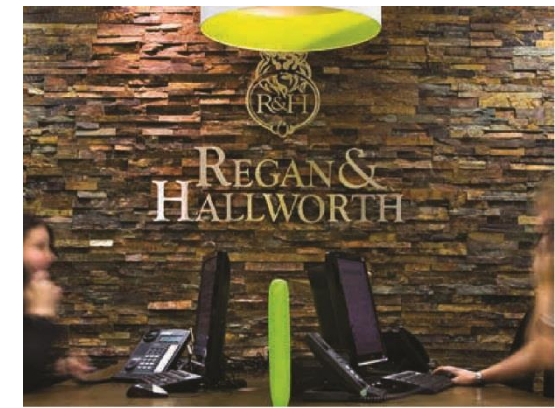


TOTAL FLOOR AREA : 1274 sq.ft. (118.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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