

FOR SALE

10, Holly Nook, Aspull, WN2 1TA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



10, Holly Nook, Aspull, WN2 1TA

Stunning executive family home offering 1470 SQFT of contemporary living space.



- Stunning executive detached
- Generous amount of floorspace
- Quiet cul-de-sac setting
- Sunny, south facing aspect
- 4 bedrooms / 1 reception room
- Light contemporary presentation
- Central village location
- 1470 SQFT

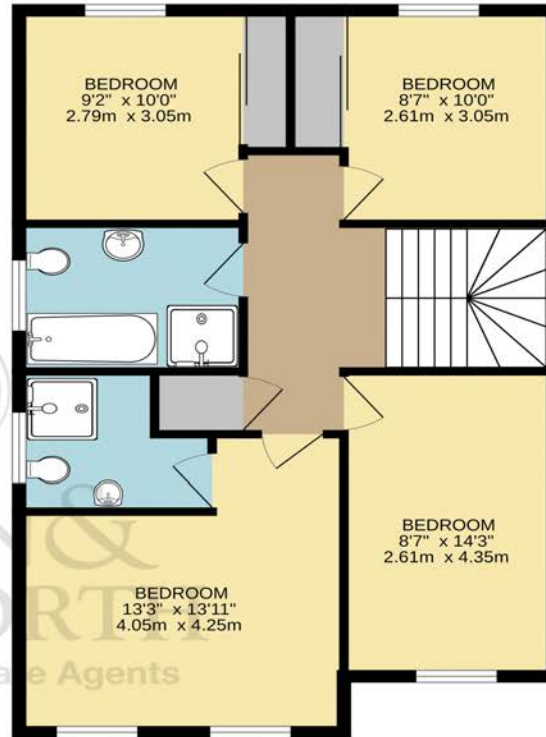
Conveniently located in the centre of Aspull Village, this stunning & deceptively spacious family home was built by highly acclaimed builders "Dorbcrest Homes" & sits on a small & exclusive development comprising just 10 houses.

Boasting superb internal presentation throughout and a substantial 1470 square feet of living space, this is the perfect family home. Offering fantastic value for money, the property is set across two floors and in brief comprises; a front porch, beautiful main lounge, a wc / cloaks & a stunning kitchen diner at the rear. The kitchen itself comes with a range of quality integrated appliances, low spot lighting and French Doors that open out onto the rear garden. Upstairs, the home boasts four large double bedrooms with sleek fitted units to three of the bedrooms, plus a smart en-suite to the master bed & a beautiful 4-piece bathroom suite.

Externally the rear garden here is one of the largest on the close, with the rear in particular enjoying a sunny, south facing aspect. The garden itself is immaculately maintained & has been finished with an extended patio area plus low maintenance synthetic lawn. To the front is an extended driveway for off ample road parking & access to the integral garage. Locally, the home is enviably positioned right in the heart of Aspull village, which is within walking distance of Haigh Hall Country Park & the village's three excellent Primary Schools, plus 2 miles from Wigan Town Centre and only 15 minutes drive from Middlebrook Retail Park and the M61 motorway. Viewings are essential on this exceptional home.





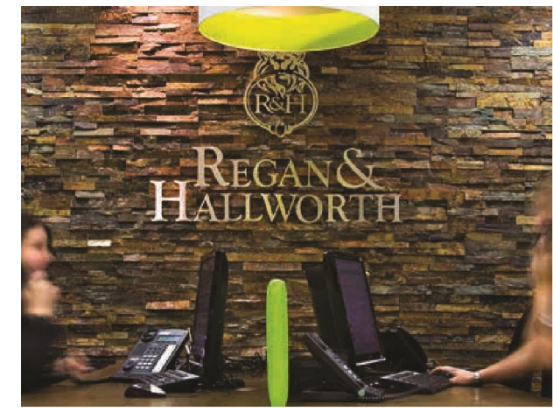


TOTAL FLOOR AREA : 1470 sq.ft. (136.5 sq.m.) approx.

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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