

FOR SALE

40, Haigh Road, Aspull, WN2 1YA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



40, Haigh Road, Aspull, WN2 1YA

Recently built semi-detached house offering a perfect blend of modern living & natural beauty.

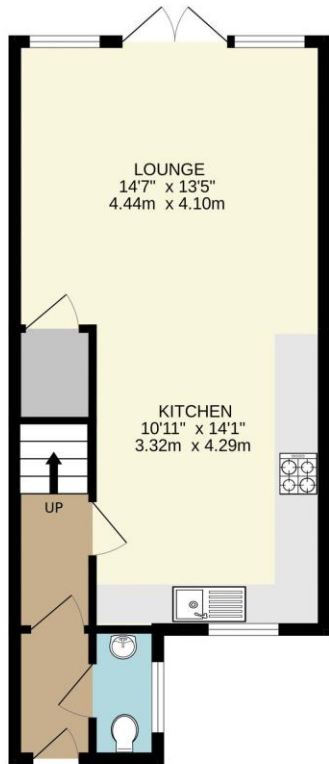


- Fantastic village location
- Recently built semi-detached house
- Stylish open plan living
- Builders warranty
- Close to Beautiful Country Park
- 3 double bedrooms / 2 Bathrooms
- Private gardens & off road parking
- 1178 SQ.FT. / Freehold

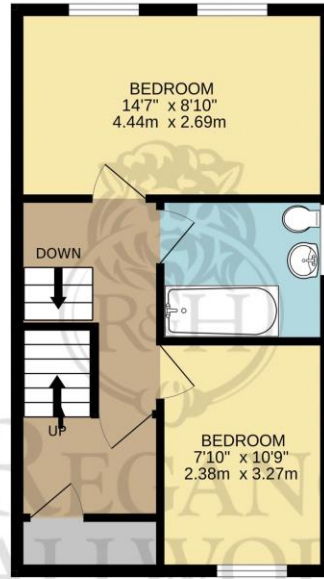
Nestled back from Haigh Road in the sought-after area of Aspull, this impressive, recently built (2019) semi-detached home offers a perfect blend of modern living and natural beauty. Within walking distance of the stunning Haigh Country Park, this property is ideal for a professional family seeking a contemporary home with easy access to open countryside and woodland walks. Additionally, the property comes with the added benefit of a builder's warranty. Two key features of this home include: A High-Quality Finish: The property has been meticulously finished to a high standard throughout, showcasing a contemporary open-plan design. The other notable feature is Spacious Accommodation: Spanning nearly 1180 square feet over three floors, the home offers ample living space. Internal viewing is highly recommended and will reveal an entrance porch with cloakroom/WC, hallway and an open plan kitchen / dining room to the front boasting a range of wall, base and drawer units along with integral appliances and space for a dining table and chairs flowing directly into a spacious lounge / sitting room to the rear with patio doors leading out onto the gardens. Up on the first floor the centrally located landing area gives access to a large double bedroom to the rear, second good-sized bedroom to the front and then a modern fitted family bathroom with shower over bath. Up on the second floor there is a fantastic master suite with dual aspect windows and a beautiful en-suite shower room. Built to building regulations in 2019 the house as you would expect is fully double glazed, highly insulated and warmed by a gas central heating system ensuring it is a very energy efficient home. Externally to the front here is a landscaped garden area and place for parking. To the rear is a fantastic landscaped enclosed garden area ideal for the growing family. Internal inspection is highly recommended to fully appreciate the deceptive size, superb finish and outstanding location.



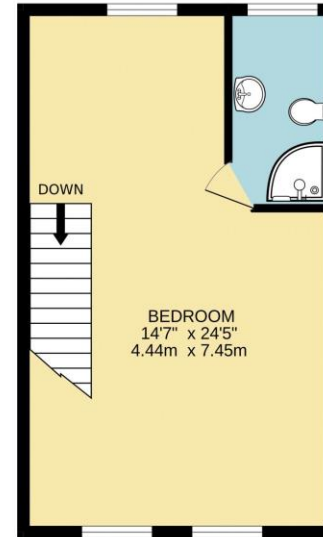
GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



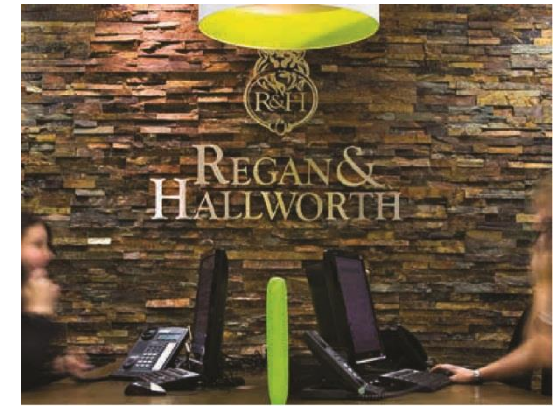
2ND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1179 sq.ft. (109.6 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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www.reganandhallworth.com