

FOR SALE

5, Cherwell Close, Aspull, WN2 1ZD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



5, Cherwell Close, Aspall, WN2 1ZD

A superb four bed detached family home.



- Superbly presented family home
- 2 sleek & stylish bathrooms
- Sunny westerly aspects to rear
- Quiet cul-de-sac
- Modern conservatory
- Good sized gardens
- Garage & utility room
- 1251 SQ.FT. / Freehold

This lovely four bed detached family home is tucked away in a quiet cul-de-sac with sunny west facing gardens to rear. Offering spacious accommodation and well placed for good schools and a range of amenities as well as excellent links to Horwich, Bolton and Wigan the property is ideal for families. With Haigh Country Park and the Leeds Liverpool canal just a short distance away you can enjoy the conveniences of modern living as well as taking good advantage of relaxing strolls in the beautiful surrounding countryside. When originally built this was the largest style four bed on this highly sought after development and has been further enhanced with a stylish conservatory to the rear. Offering in excess of 1250 square feet the property comprises of: entrance porch, living room with feature fireplace, dining room with french doors to a conservatory overlooking the lovely rear garden, a fully fitted kitchen with access to a separate utility room and WC. To the first floor you will find a master bedroom with modern en suite shower room, three additional bedrooms and a sleek and stylish principle bathroom with a three piece suite in white comprising of WC, hand basin and bath with shower over. All the rooms are really well presented and benefit from good quality flooring and solid oak doors. Externally the property boasts a large rear garden which enjoys sunny westerly aspects and features a paved patio area that has an electric awning, lawn and mature plants and shrubs. To the front is a lawned garden and drive for off road parking for several cars and access to the garage. This property really is one to be seen.



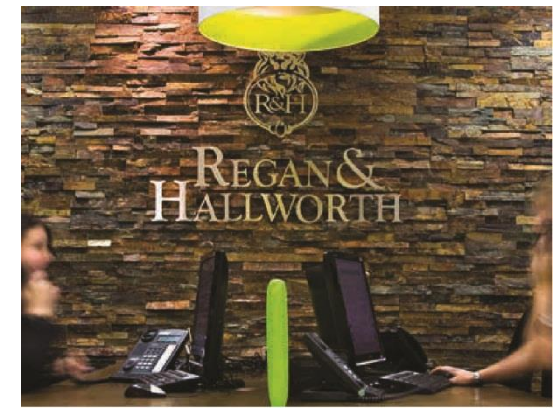


TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.

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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