

FOR SALE

2, Mill Court, Aspull, WN2 1RB

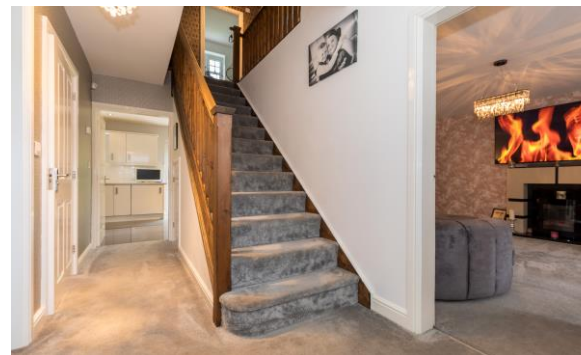
REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



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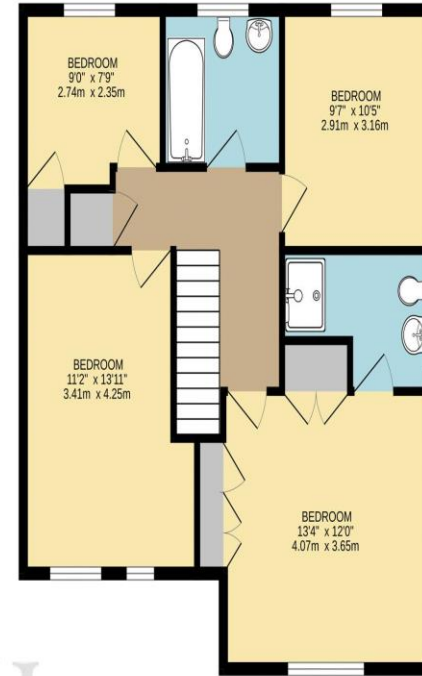
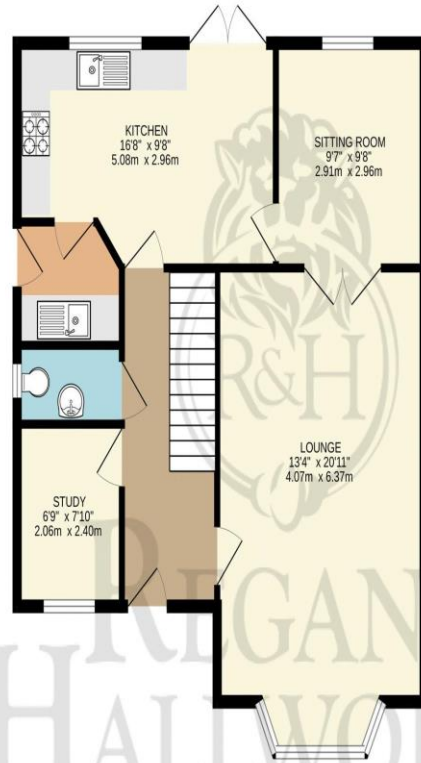
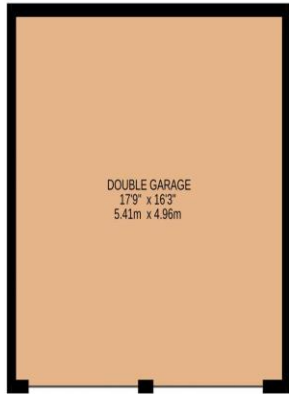
*Exceptional four bed family home with double garage and stunning gardens with woodland views*



- Executive detached house
- Double garage & ample parking
- Backs directly onto Woodland
- Four good sized bedrooms
- Best plot on development
- Stunning gardens
- Immaculate presentation throughout
- 1689 SQ.FT.

This exquisite family home is located in the prestigious Mill Gate development, offering an ideal rural setting with stunning gardens that back directly onto Borsdane Woods. Despite its serene location, it is conveniently close to Bolton and Wigan town centres, Middlebrook retail park, train stations, and motorway networks. Occupying what is arguably the best plot in this exclusive development, the house is nestled in the corner of a quiet cul-de-sac. It features a large driveway that can accommodate several cars, leading to a detached double garage. The front and rear gardens are breathtaking, with patios and seating areas that offer incredible privacy, perfect for alfresco dining while enjoying the stunning views of the adjoining woodland. The interior is finished to an exceptional standard, boasting a contemporary feel with spacious accommodation spread over two floors. Upon entering, you are greeted by a sense of space and beautiful fixtures and fittings. The entrance hallway provides access to a cloakroom/WC and leads into the formal lounge/sitting room at the front, featuring a fireplace and bay window. A second reception/sitting room at the rear overlooks the gorgeous gardens and connects to a spacious open-plan kitchen and dining area, complete with a range of wall, base, and drawer units, integrated appliances, and space for a dining table and chairs. A separate study and utility room complete the ground floor accommodation. Upstairs, there is a stylish family bathroom, a large master double bedroom with fitted wardrobes and a modern en-suite shower room. There are three additional double bedrooms, with the smallest benefiting from built-in wardrobes. Internal viewings of this immaculate property are highly recommended to fully appreciate its size, finish, and outstanding location.

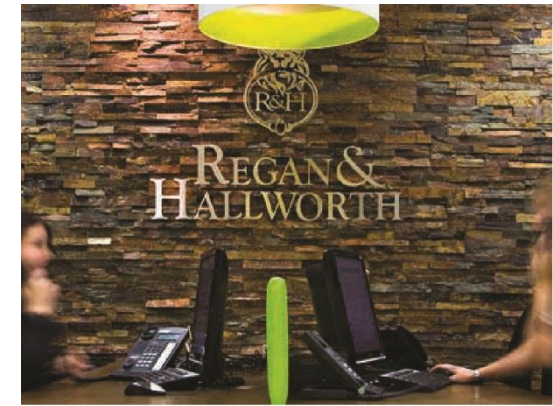




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TOTAL FLOOR AREA : 1689 sq.ft. (156.9 sq.m.) approx.

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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