

**FOR SALE**

19, Kirkless Street, Aspull , WN2 1EX



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*Outstanding three bed, three storey end-townhouse located on popular development in Aspull.*

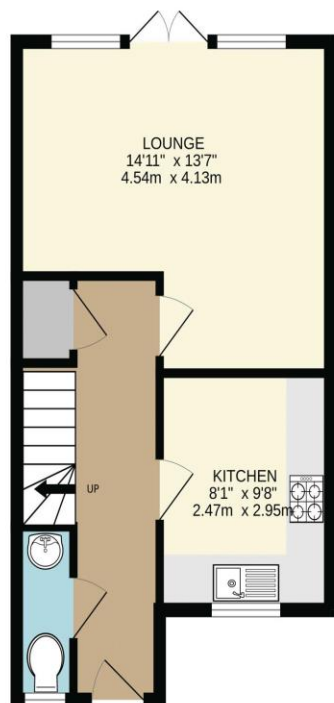


- Spacious three story end-townhouse
- Modern fitted kitchen with cooker
- Family bathroom and en-suite
- Close to schools and amenities
- Great sized reception rooms
- Two double and one single bedroom
- Large gardens and driveway
- 954 SQ. FT.

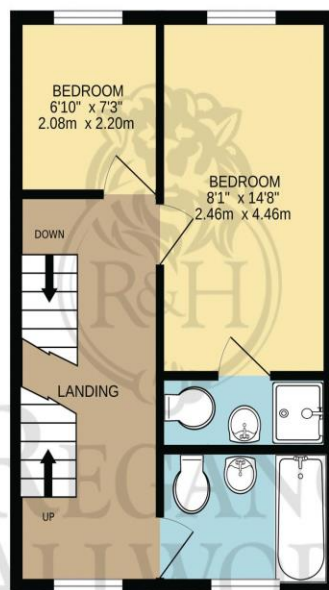
This is a fantastic opportunity to purchase a deceptively spacious, three bed, three storey end-town house located on a modern development in Aspull. Kirkless Street has been finished to a high standard throughout boasting spacious and versatile accommodation set over three floors. The property also offers excellent access to a range of amenities including Wigan town centre, good public transport links, outstanding schools for all ages and is just a short drive to several major motorway networks. In brief the accommodation comprises of entrance hallway, cloak room wc, modern fitted kitchen located to the front offering a range of wall, base and drawer units and then a large open plan lounge / dining room to the rear with double patio doors leading out onto the rear gardens. Up on the first floor there is a large master double bedroom with modern fitted en-suite shower room, second good sized single bedroom and a modern family bathroom with shower over bath. Up on the second floor there is a third large double bedroom with two velux windows. Externally the property has a driveway and a well-maintained garden. To the rear there is a large, private and enclosed garden with patio area, faux grass lawn and shed. Internal inspection is highly recommended to truly appreciate the deceptive size, great finish and outstanding finish.



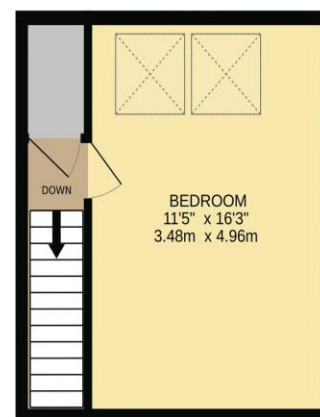
GROUND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



2ND FLOOR  
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 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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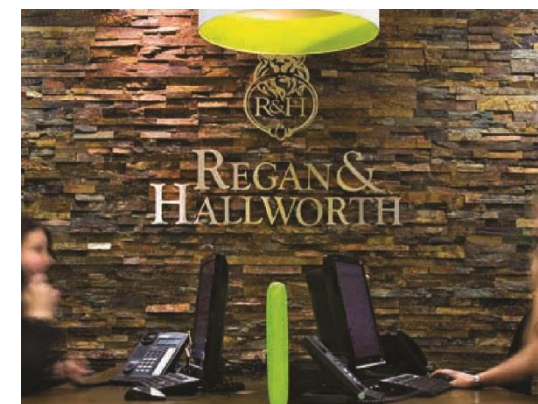
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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