

FOR SALE

27, Scot Lane, Aspull, WN2 1YX

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



27, Scot Lane, Aspull, WN2 1YX

Detached true bungalow offered to the market with no chain delay.



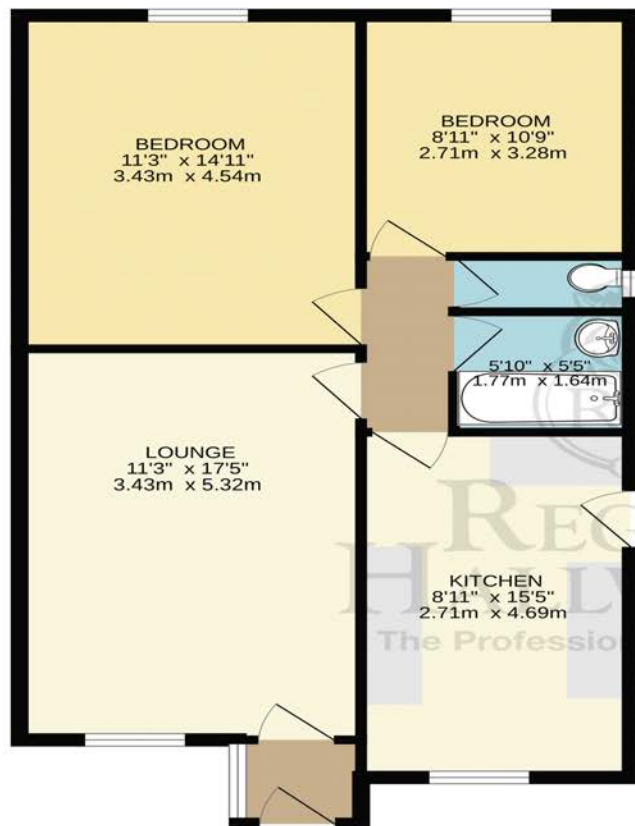
- Detached true bungalow
- Ideal for retired clients
- Large overall plot
- Available chain free
- 2 bedrooms / 1 reception room
- Popular main road position
- Driveway & detached garage
- 822 SQFT

Enjoying a highly prized main road position & a prominent village setting, plus offered to the market with the added incentive of no chain delay - this well appointed detached true bungalow occupies a lovely overall plot, enviably set back from the road and boasts a large detached garage. Internally the property comprises; a hallway, main lounge, a fitted breakfast kitchen, two bedrooms & a principal bathroom & separate wc.

Externally there is a particularly private rear enclosed garden which is mature & enjoys a south-easterly aspect, whilst to the front there is a long driveway offering ample off road parking, which leads through to the large detached garage. Viewings are essential to appreciate the home on offer. Locally, the property is also walking distance from shops, bus routes and Haigh Hall Country Park.

These bungalows along Scot Lane are always very popular with buyers and rarely come available on the open market, so early inspections are highly encouraged. Available with the benefit of no chain delay.





TOTAL FLOOR AREA : 822 sq.ft. (76.3 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 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.



WIGAN OFFICE

4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com