

10, Carlisle Way, Aspull, WN2 1XY





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*Great sized two bed, garden fronted mid-terrace style property located in Aspull.*



- Spacious garden fronted mid-terrace property
- Fitted kitchen with cooker
- Two good sized bedrooms
- NO ONWARD CHAIN
- Great sized reception room
- Family bathroom and cloakroom/wc
- Close to schools and amenities
- 839 SQ. FT.

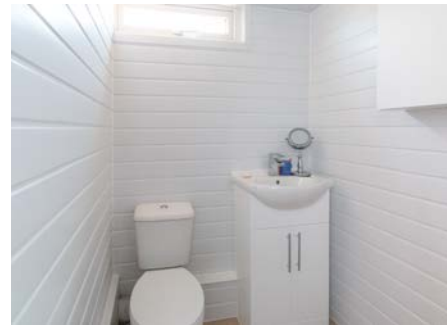
Now available for sale and located in the ever-popular village of Aspull is this superb, garden fronted mid-terrace style property. Carlisle Way is now offered for sale with no onward chain.

The property is situated close to the village centre with all its amenities, excellent public transport links, good access into Wigan, Horwich and Bolton and is close to some outstanding schools for all ages. In brief the accommodation comprises of entrance hallway, good sized formal lounge / sitting room located to the front of the property, well equipped kitchen / dining room located to the rear and then a cloakroom/wc. Up on the first floor there are two good double bedrooms, a modern fitted family shower room and a separate wc.

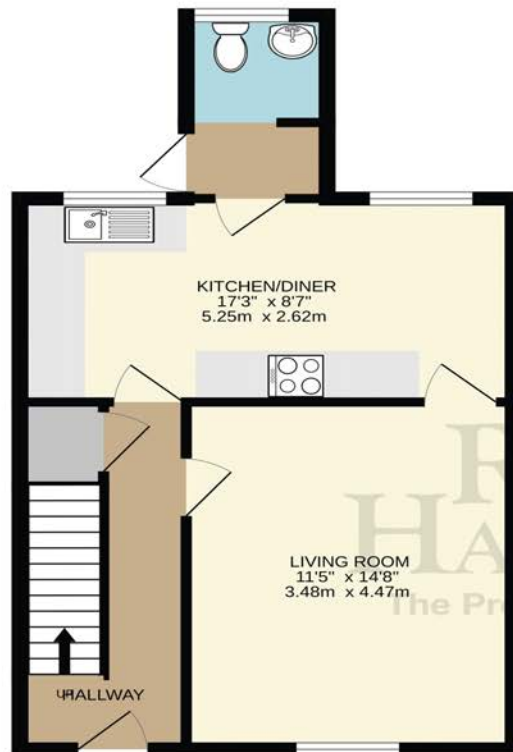
Externally the property has a walled and gated front garden whilst to the rear there is a great sized and private garden. Internal inspection is recommended.



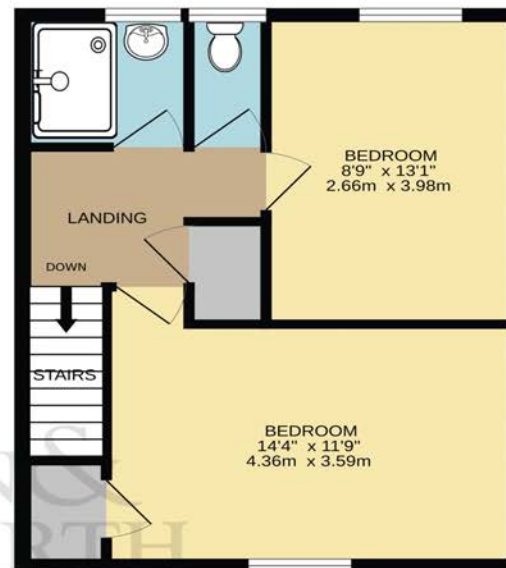




GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 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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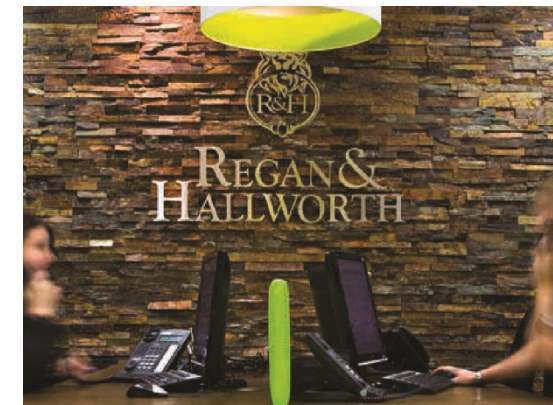
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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