

FOR SALE

1, Mill Court, Aspull, WN2 1RB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



1, Mill Court, Aspull, WN2 1RB

Outstanding four bed detached family home bordering the popular Borsdane Woods in Aspull.



- Spacious detached family home
- Modern open plan dining and kitchen
- Bathroom / en-suite / wc
- Close to schools and amenities
- Excellent sized reception rooms
- Four good sized double bedrooms
- Good sized gardens / drive / half garage
- 1454 SQ. FT.

Now available for sale and located on a quiet and modern development bordering Borsdane Woods in Aspull sits this impressive, four bed detached family home. Mill Court is situated just off Mill Lane in Aspull boasting excellent access to a range of amenities, public transport links including Hindley train station, outstanding schools for all ages, several major motorway networks and has some breath-taking scenery and country walks from the doorstep. Internally the property has been finished to a high standard throughout offering just over 1400 square feet of contemporary accommodation set over two floors. In brief, the accommodation comprises of entrance hallway, wc, snug / games room (currently used as a salon as the current owners have permission to run their business from the property), large formal family lounge / sitting room located to the front of the property, open plan dining room to the rear with patio doors leading out onto the rear gardens, modern fitted kitchen offering a range of wall, base and drawer units and some appliances then a well-equipped utility room. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the front of the property with modern fitted en-suite shower room, two more good sized double bedrooms located to the rear of the property, a modern fitted family bathroom comprising of wc, sink unit and bath with shower over and then a fourth double bedroom to the front. Externally the property is surrounded by well maintained and mature hedges with a double driveway leading to a half-integral garage with electric door. The rear gardens are private and secure surrounded by mature trees and shrubs with a good-sized faux grass lawn. Internal inspection is highly recommended to truly appreciate the deceptive size, superb finish and amazing location of this spacious family home.



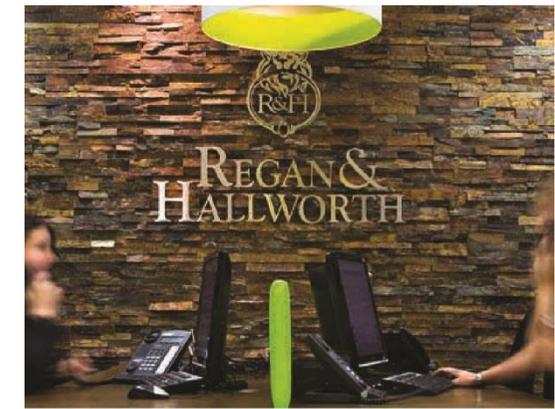


TOTAL FLOOR AREA : 1454 sq.ft. (135.1 sq.m.) approx.

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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