

FOR SALE

75, St. Davids Crescent, Aspull, WN2 1SZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Stunning semi-detached home with smart kitchen diner & quiet, tucked-away setting

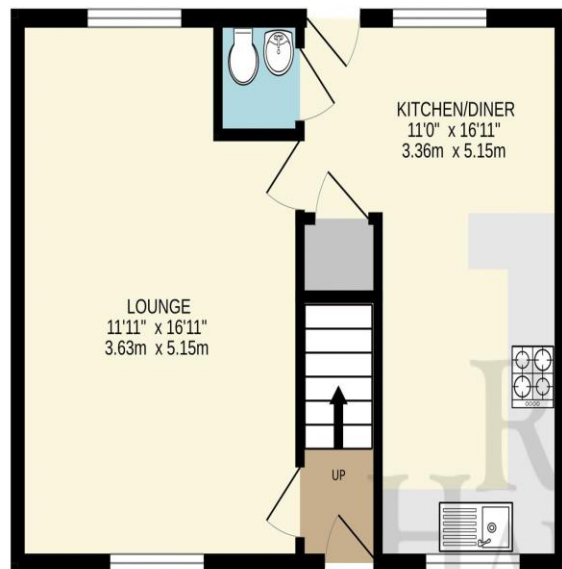


- Beautifully presented home
- Quiet, tucked away position
- Stylish bathroom suite
- Ideal starter home
- 3 bedrooms / 1 reception room
- Quality fitted kitchen diner
- Lovely overall plot
- Highly prized residential setting

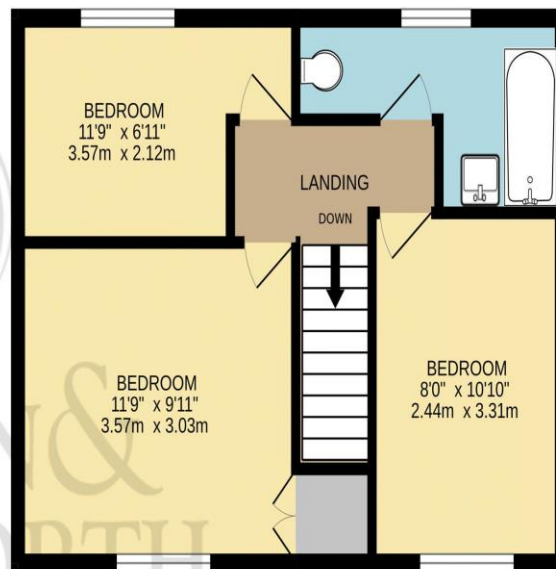
Enjoying a quiet, highly prized residential setting in the pretty village of Aspull & brimming with instant, eye-catching kerb appeal - this beautifully presented semi-detached home enjoys a secluded, tucked-away setting & would be ideal for a growing family or first time buyers seeking a home they can simply move straight into. Internally the property has benefited from various enhancements over the years including a smart new fitted kitchen & bathroom, newly laid floorings & internal doors plus fresh decoration throughout. The result is an immaculate living space that is set across two floors & briefly comprises; an entrance hallway, spacious main lounge plus the stunning open plan kitchen diner with a wc / cloaks. This smart fitted kitchen is one of the home's stand out features & is finished with solid oak worktops, a breakfast bar, plus a range of integrated appliances. Upstairs there are three good sized bedrooms plus a sleek new family bathroom suite. Externally the property boasts a choice position, located just off the road itself is a quiet setting with gardens that extend to both the front, rear & side with the rear being beautifully maintained & notably private. Location wise, the home gives easy access to Wigan, Bolton and Horwich plus is also close to numerous amenities, schools, transport links and a number of major motorway networks. The picturesque Haigh Hall Country Park is also on the property's doorstep. Early viewings are essential to appreciate the size and quality of home on offer.



GROUND FLOOR



1ST FLOOR



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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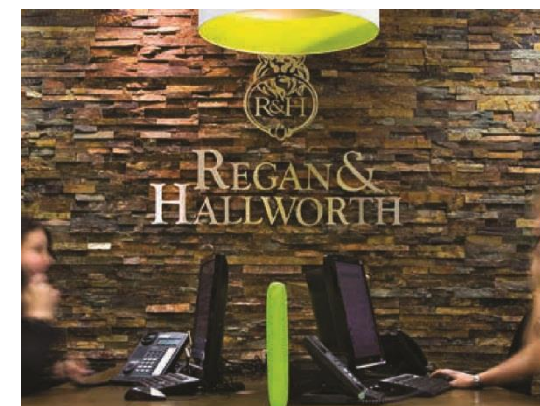
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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