

FOR SALE

58, Granary Square, Aspull, WN2 1DF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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Smart, contemporary starter home on stunning new development close to canal.



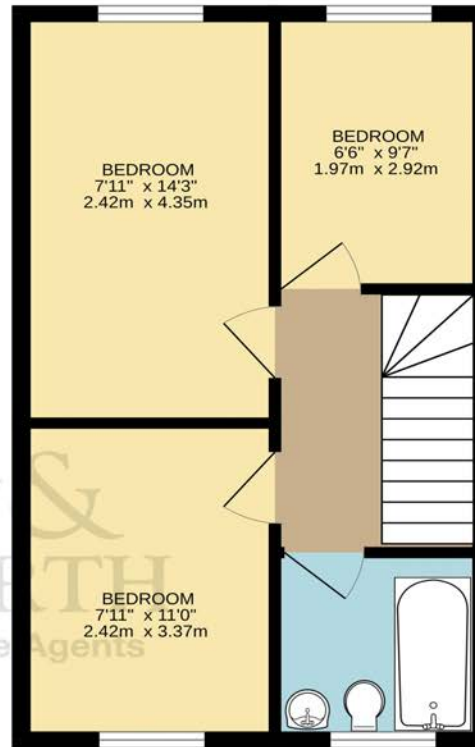
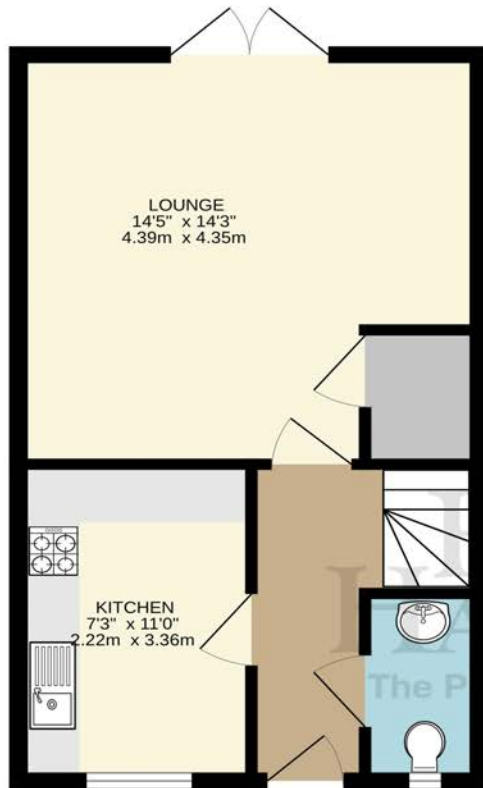
- Smart modern home
- Sleek, upgraded kitchen
- Ideal for first time buyers
- Close to pretty walks / canal
- 3 bedrooms / 1 reception room
- Stylish internal presentation
- Driveway to the front
- 729 SQFT

Enviably positioned on Granary Square in the popular area of Aspull - this smart, recently built three bed semi-detached home has been finished to an exceptional standard and features a generous overall plot with its own 2 car double driveway, and a sunny rear garden. Built by renowned builders Taylor Wimpey, this fabulous home was significantly upgraded by the current owners and offers contemporary decor and high specification fixtures throughout.

The sought after location offers close transport links in to Wigan, Aspull village & Horwich, access to excellent schools plus canal side walks and amazing local countryside and amenities at Haigh Country Park. The accommodation itself offers approximately 729 square feet of living space over two floors and comprises in brief of; an entrance hall with wc / cloaks, a sleek and stylish fitted kitchen which incorporates a range of integrated appliances, trendy Herringbone floor (which runs through all of the ground floor) and plinth lighting. The large main lounge at the rear has French Doors that open out onto the rear garden, whilst upstairs there are three bedrooms, plus a smart family bathroom suite.

The rear gardens faces just off south and has benefitted from a new Indian Stone patio area, whilst to the front is a double width driveway for off road parking. Built to modern regulations with high levels of insulation, an economical gas central heating system and high quality double glazing this property enjoys a high energy rating (B) and is very energy efficient. Viewings are highly encouraged.





TOTAL FLOOR AREA : 729 sq.ft. (67.7 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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