

11, Scot Lane, Aspull, WN2 1YX



11, Scot Lane, Aspull, WN2 1YX

Spacious two bed detached true bungalow in prime village location

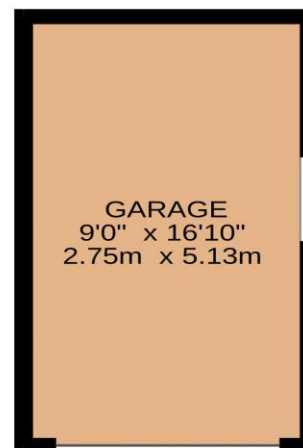
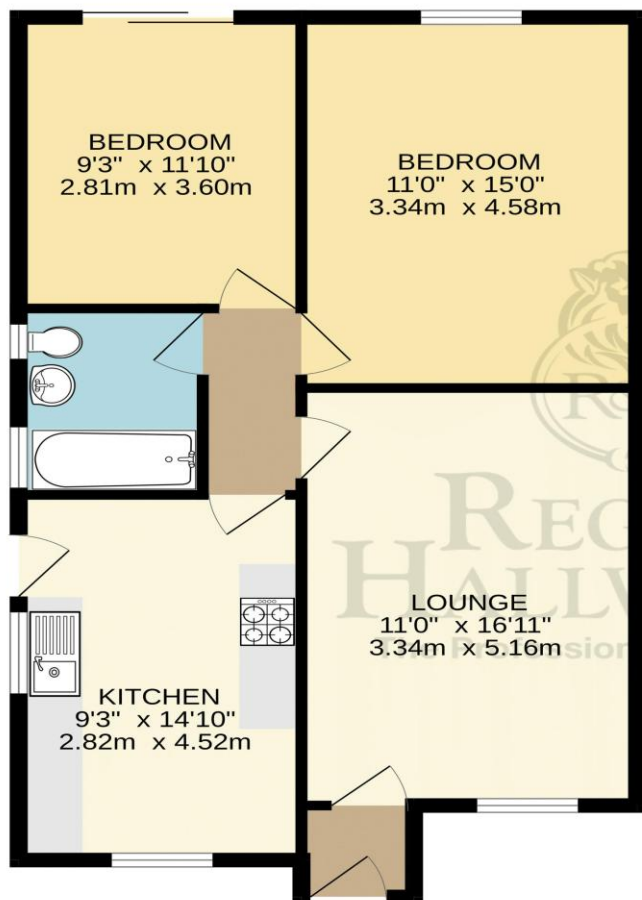


- Central village location
- Two spacious double bedrooms
- Large detached garage
- Gas central heating / Double glazing
- Detached true bungalow
- Nice plot with ample parking
- Well-maintained throughout
- 832 SQ.FT. / Freehold / No chain

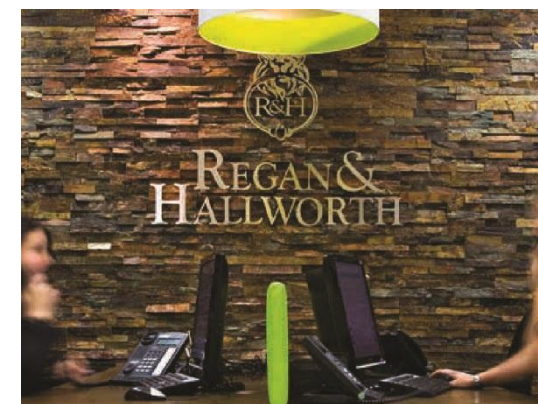
Occupying a highly sought-after main road position within a prominent and well-connected village setting, this immaculately maintained detached true bungalow is offered to the market with the added advantage of no chain delay. The property rests on a generous plot, set well back from the road for added privacy, and includes the rare benefit of a large detached garage. Internally, the accommodation has been lovingly maintained and comprises an entrance porch, a bright modern main lounge, a well-appointed fitted breakfast kitchen, two comfortable double bedrooms, and a principal bathroom. Each room is well-proportioned, providing a sense of space and practicality ideal for couples, downsizers, or anyone seeking easy, single-level living. Externally, the home continues to impress. To the rear is a mature, private garden that enjoys a pleasant south-easterly aspect, making it perfect for relaxing or entertaining. The front elevation features a long driveway providing ample off-road parking, which leads through to the detached garage, offering further parking or excellent storage space. Perfectly located for everyday convenience, the property is within easy walking distance of local shops, bus routes, and amenities, as well as Haigh Hall Country Park — one of Wigan's most beautiful green spaces, offering acres of landscaped parkland and woodland walks right on the doorstep. Properties of this style and location rarely become available, and early viewings are strongly recommended to appreciate everything this charming home has to offer.







TOTAL FLOOR AREA : 832 sq.ft. (77.3 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 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.
 Made with Metrovix ©2025



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

rightmove

onTheMarket.com

The Property Ombudsman

LR Finance

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.

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com