

FOR SALE

34, Reservoir Street, Aspull, WN2 1QN

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



34, Reservoir Street, Aspull , WN2 1QN

Exceptional three bed mid-terrace home with open fields to the front and large rear garden.



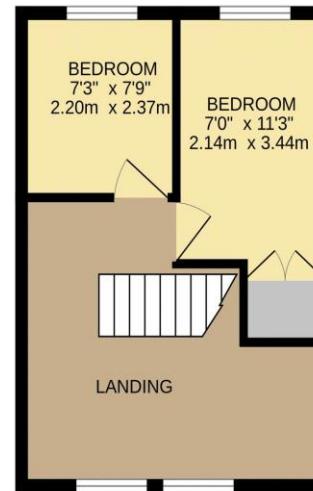
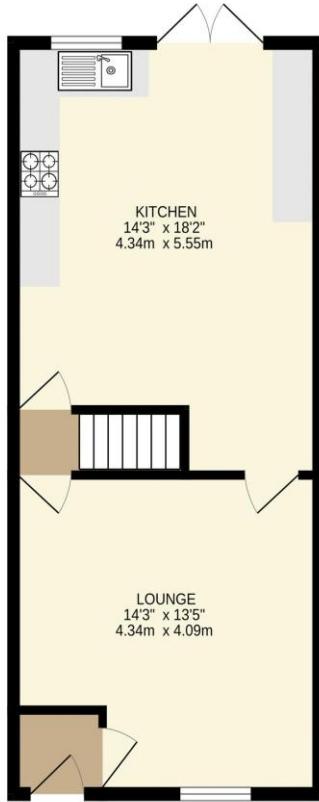
Located down a quite country lane in the ever-popular village of Aspull sits this impressive, three bed mid-terrace home. Reservoir Street has been finished to a superb standard throughout boasting spacious accommodation set over three floors along with large private rear gardens and open fields to the front. The property is situated close to a range of local amenities, schools, public transport links and boasts excellent access to the M6 and M61 motorway networks. In Brief the accommodation comprises of entrance hallway, spacious formal lounge / sitting room located to the front and then an open plan kitchen / dining room located to the rear with the kitchen offering a range of wall, base and drawer units along with appliances and double doors leading out onto the rear gardens. Up on the first floor sits the master bedroom, this is a large double room with dressing area and modern en-suite shower, the family bathroom is on this floor and comprises of wc, sink unit, bath and separate shower unit. Stairs lead from the landing up to the second floor where there are two more great sized bedrooms. Externally there is on street parking to the front whilst to the rear there is a large, private and enclosed garden. Internal inspection is highly recommended to truly appreciate the properties deceptive size, excellent finish and outstanding location.



- Exceptional mid-terrace home
- Open plan kitchen / dining room
- Three good sized bedrooms
- Close to schools and amenities
- Great sized reception rooms
- Family bathroom and en-suite
- Large rear private garden
- 1080 SQ. FT.



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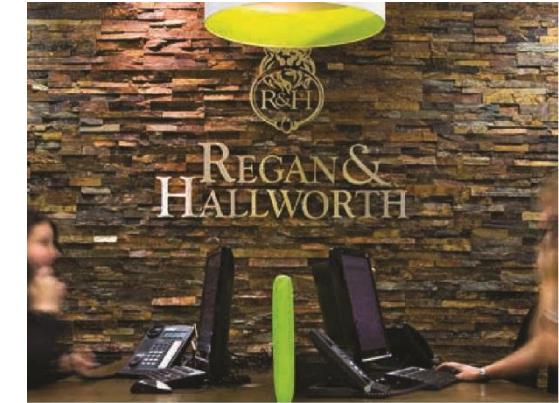
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TOTAL FLOOR AREA : 1080 sq.ft. (100.3 sq.m.) approx.

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.
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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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