

FOR SALE

79, Dicconson Lane, Aspull, WN2 1QD



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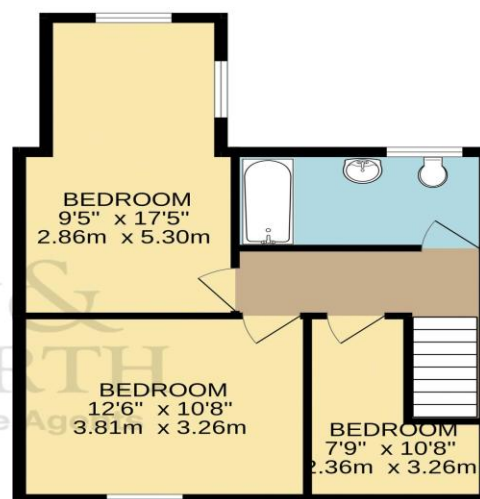
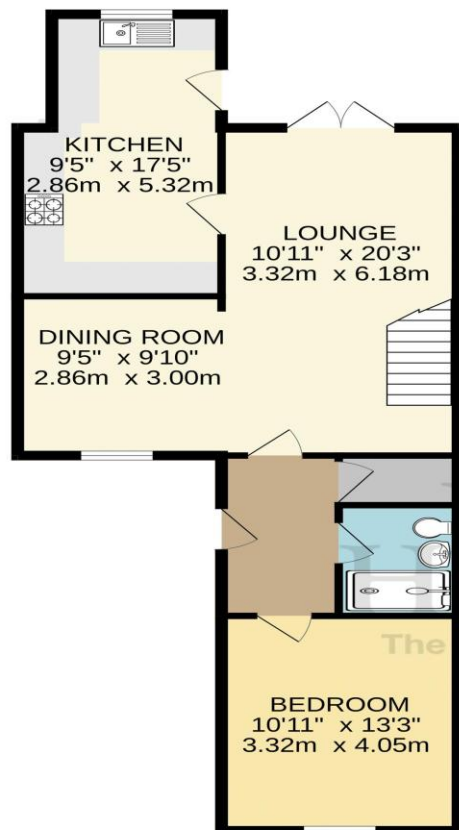
Luxury 4 bed home finished to the highest of standards & offering 1188 SQFT of living space.



- Exceptionally presented home
- Deceptive amount of floorspace
- Highly prized main road position
- Spacious rear garden
- 4 bedrooms / 1 reception room
- Impeccable finish throughout
- Wonderful open views to front & rear
- 1188 SQFT

Enjoying stunning rural views across pretty countryside to both the front and the rear - this luxury family home offers an impressive square feet of elegant, renovated living space that would be ideal for a growing family. Internally the home is set across two floors & has been subjected to considerable upgrades and enhancements over recent years to create a truly stunning home that is ready for a buyer to simply move straight into. Whilst undoubtedly modern, our clients have beautifully blended this with a stunning, cottage-style finish. Quality oak flooring, rustic exposed brick feature walls and a superb log burner are just some of the notable features that elevate this home from the competition. The result is a truly impressive property that in brief comprises; a main entrance hallway & upgraded wc / shower room, a ground floor 4th bed / possible home office, a lovely L shaped lounge diner with feature burner, spot lighting & French Doors that open out onto the garden. The stunning rear fitted kitchen has been extended from its original design & comes with a range of integrated appliances & granite worktops. Upstairs, there are three good sized bedrooms, all of which enjoy simply exceptional views, plus there is a luxury, newly installed family bathroom suite. Externally the home enjoys wonderful views to the front and rear. The rear has a pretty courtyard garden that is flagged and completely low maintenance, beyond which is also a spacious rear garden which is private, enclosed & comprises a lawn & pretty decked area & timber gazebo. To the front is ample off road parking via the block-paved driveway plus EV point. Locally, the home rests close to the picturesque Haigh Hall Country Park, plus the village's three excellent primary schools, numerous amenities & the M61 motorway. All the windows are Upvc and newly fitted too. Early viewings are highly recommended on this stunning period home.





TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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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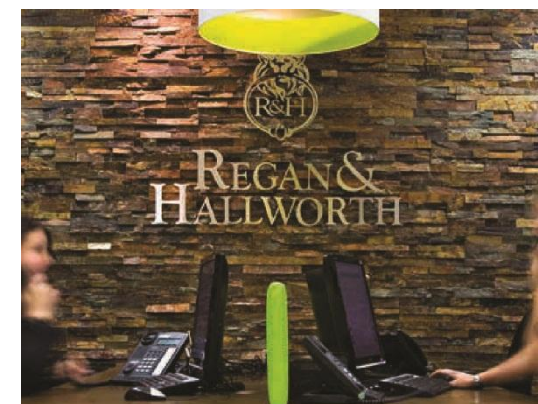
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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