

**FOR SALE**

57, Ratcliffe Road, Aspull, WN2 1YE

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

ESTD  
1996



## 57, Ratcliffe Road, Aspull, WN2 1YE

*Unique 3 bed contemporary home in prime semi-rural location*



- Upgraded 3 bed end terrace cottage
- Individually designed
- Lounge with French doors to garden
- Sleek bathroom & ground floor WC
- Contemporary modern design
- Enclosed rear garden
- High gloss fitted kitchen diner
- 723 SQ.FT./ FREEHOLD

Crawford Mews consists of three Victorian cottages that have been expertly redesigned and renovated into contemporary homes perfectly suited to modern living. Offering a distinctive style, they represent an ideal opportunity for first-time buyers seeking a unique property in a highly sought-after semi-rural location. This end-terrace three-bedroom home has been thoughtfully extended and now features a contemporary open-plan layout with high ceilings and a crisp white décor, creating an impressive sense of space throughout.

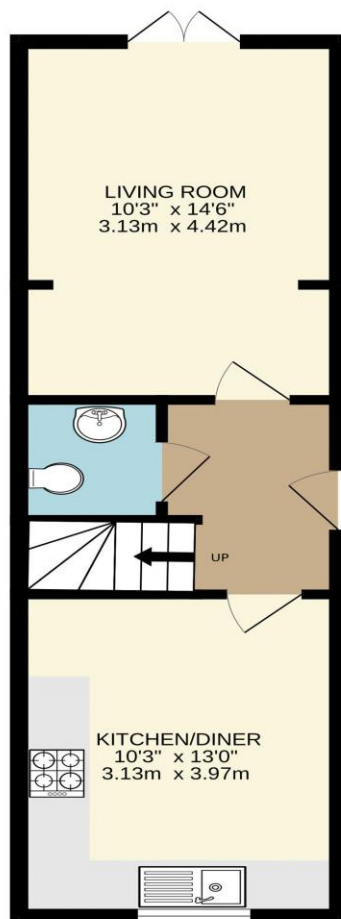
A centrally positioned staircase separates the kitchen from the main living area, with a convenient cloakroom/WC also located on the ground floor. The front-facing kitchen is fitted with a stylish selection of wall, base and drawer units, enhanced by spotlighting, complementary worktops and integrated appliances. It also offers ample space for a dining table and chairs, making it a practical and attractive area for everyday living. To the rear, the main living space enjoys a vaulted ceiling and French doors that open directly onto the private, fully enclosed rear garden—an ideal extension of the living area during warmer months. The first floor hosts three bedrooms along with a beautifully finished, fully tiled family bathroom.

Perfectly positioned in the heart of Aspull village, the property is within walking distance of Haigh Country Park—recently benefitting from significant investment—and is also close to local shops, public transport links and well-regarded schools. Further benefits include gas central heating and full double glazing. Early viewing is highly recommended.

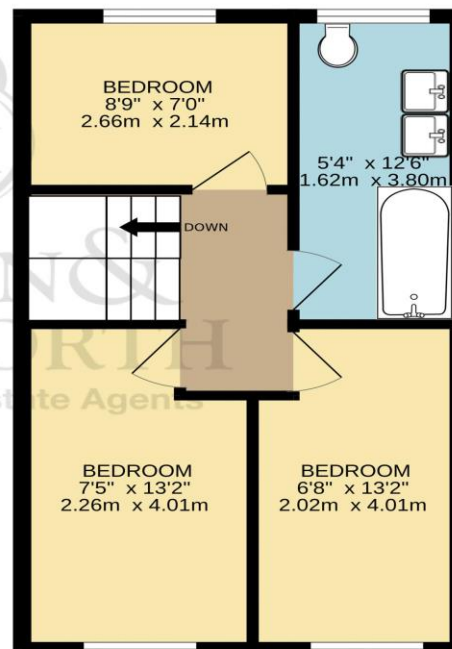




GROUND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.

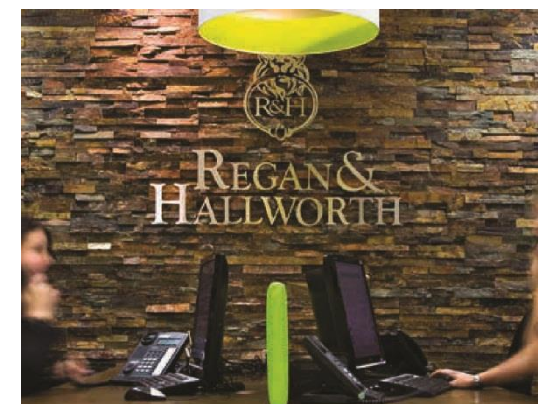


1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 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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