

**FOR SALE**

Apartment 3, 482 Bolton Road, Aspull , WN2 1PX



## Apartment 3, 482 Bolton Road, Aspull , WN2 1PX

*Deceptively spacious two bed first floor apartment with private balcony overlooking Rivington Pike.*



- Spacious first floor modern apartment
- Well equipped kitchen with appliances
- Modern four piece family bathroom
- Off road allocated parking
- Great sized open plan lounge / dining
- Two good sized bedrooms
- Private balcony with views
- 566 SQ. FT.

Now available to Let and located in the semi-rural village of Aspull is this deceptively spacious, first floor modern apartment. Rivington View is located along Bolton Road boasting some breathtaking open countryside views over to Rivington from the rear and offering easy access to a range of local amenities, public transport links and several major motorway networks. Internally the spacious accommodation has been finished to a good standard throughout and in brief comprises of communal entrance hallway, apartment entrance hallway, two good sized bedrooms, modern fitted family bathroom comprising of wc, sink unit, bath and separate shower unit, well equipped fitted kitchen with appliances and then an open plan lounge / dining room with double doors that open onto a private balcony with views over towards Rivington Pike. Externally the property has off road allocated parking to the front. Internal inspection is recommended to fully appreciate the deceptive size and its excellent location.





## 1ST FLOOR



REGAN & HALLWORTH  
The Professional Estate Agents

TOTAL FLOOR AREA : 566sq.ft. (52.6 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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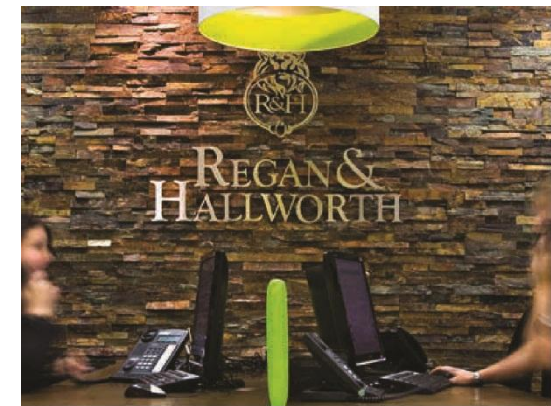
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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