

**TO LET**

20, Lincoln Drive, Aspull , WN2 1XB

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





## 20, Lincoln Drive, Aspull , WN2 1XB

*Exceptional two bed semi-detached true bungalow located in Aspull.*



- Exceptional semi-detached true bungalow
- Great sized reception room
- Modern four piece family bathroom
- Large gardens and driveway
- Exceptional standard throughout
- Open plan kitchen / dining room
- Two good sized double bedrooms
- 655 SQ. FT.

This is an exciting opportunity to LET an extended two bed, semi-detached, TRUE BUNGALOW located along a quiet and popular street in Aspull. Lincoln Drive has been finished to an exceptionally high standard throughout internally along with a tarmacked driveway and landscaped rear garden. The property is situated in the ever-popular area of Aspull, close to a range of amenities, doctors, schools, public transport links and is just a short drive to several major motorway networks.

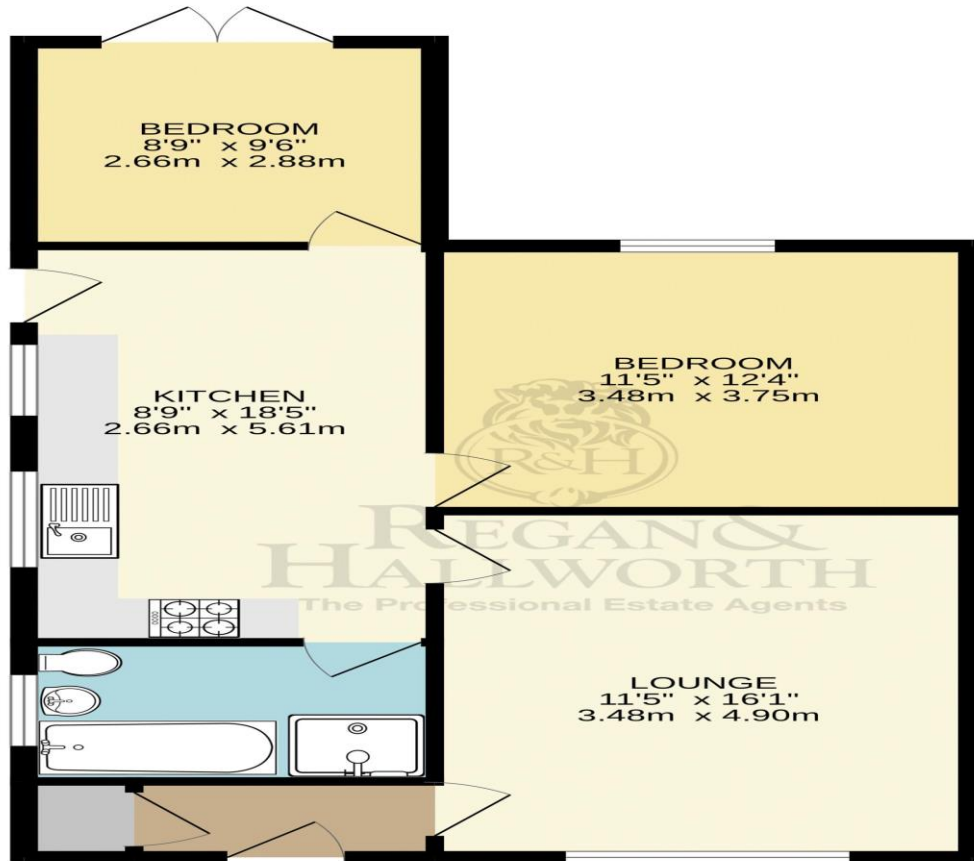
Internally the accommodation briefly comprises of entrance hallway with store cupboard, large formal lounge / sitting room located to the front of the property, modern fitted and centrally located family bathroom comprising of wc, sink unit, bath and separate shower unit, stunning open plan kitchen / dining room with a kitchen boasting a range of wall, base and drawer units along with cooker, hob and fridge freezer and door leading onto the driveway. To the rear there is a large master double bedroom with window overlooking the gardens and then a second double bedroom with patio doors leading out onto the rear patio and gardens.

Externally the property has a large, tarmacked driveway to the front and side whilst to the rear there is a private and secure garden with patio and well-maintained lawn. Internal inspection is highly recommended to truly appreciate the properties finish, size and outstanding location.









**TOTAL FLOOR AREA : 655 sq.ft. (60.8 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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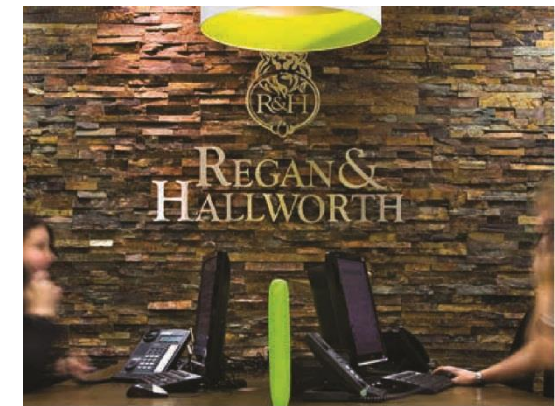
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



**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

 @reganhallworth

 Regan & Hallworth

 @reganandhallworth

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**www.reganandhallworth.com**