



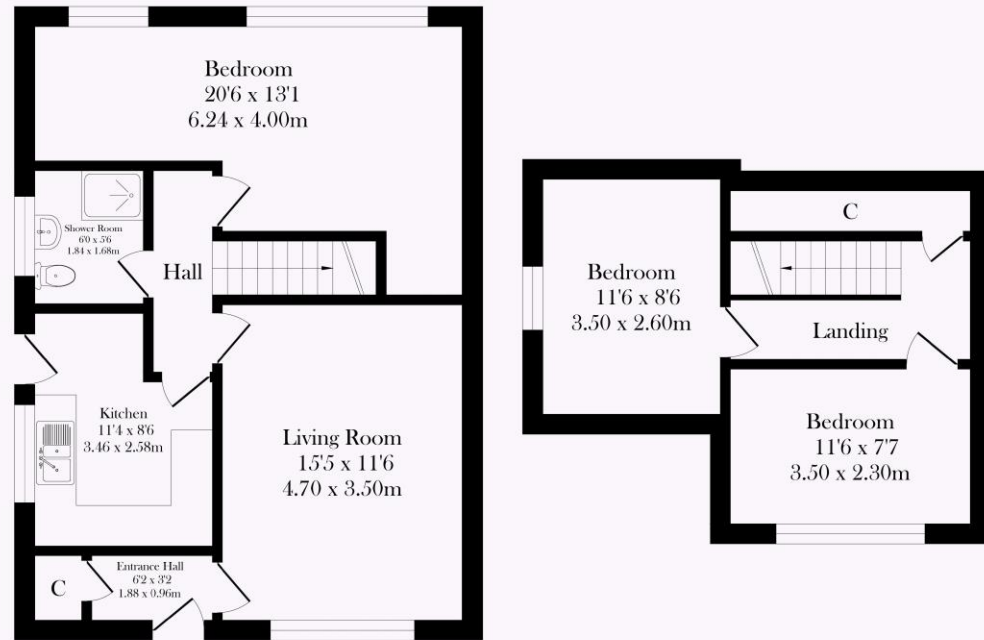
TRACY PHILLIPS

Estates



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Ground Floor
 Approx. Floor
 Area 55.2 Sq.M
 (594 Sq.Ft.)

First Floor
 Approx. Floor
 Area 26.9 Sq.M
 (290 Sq.Ft.)

Total Approx. Floor Area 82.1 Sq.M. (884 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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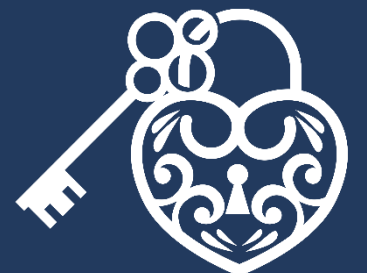
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £225,000

Old Fold Road, Aspull

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Nestled in a picturesque village of Aspull, this charming three bedroom home offers the perfect blend of modern comfort and rural tranquillity. This property is ideal for those seeking a peaceful lifestyle with easy access to nature. The front garden is walled and provides a welcoming entrance with a spacious block-paved driveway with parking for up to three cars.

The entrance hall with a practical storage cupboard housing a boiler that is approximately 3 years old. This leads through into a cosy front lounge with an electric fireplace. This is a lovely bright room with a large window to the front elevation, perfect for unwinding. The well-appointed kitchen located to the side, boasts solid wood units and ample storage. There is also a modern bathroom with a large shower, WC, and sink, complemented by tiled floors and walls for a sleek finish and the spacious master bedroom at the rear, featuring fitted wardrobes and an additional dressing room/study area with fitted units.

To the upstairs there are two generously sized double bedrooms, providing comfortable accommodation. Excellent storage space is available in the eaves, ensuring a clutter-free home.

The rear garden is a delightful, low-maintenance space featuring two sheds, a patio, and an artificial lawn.

Enjoying the best of both worlds with easy access to country walks across beautiful fields and a nearby farm shop for fresh, local produce, the property is also conveniently located close to schools, parks, and public transport options. The property also benefits from being offered with no onward chain.



