



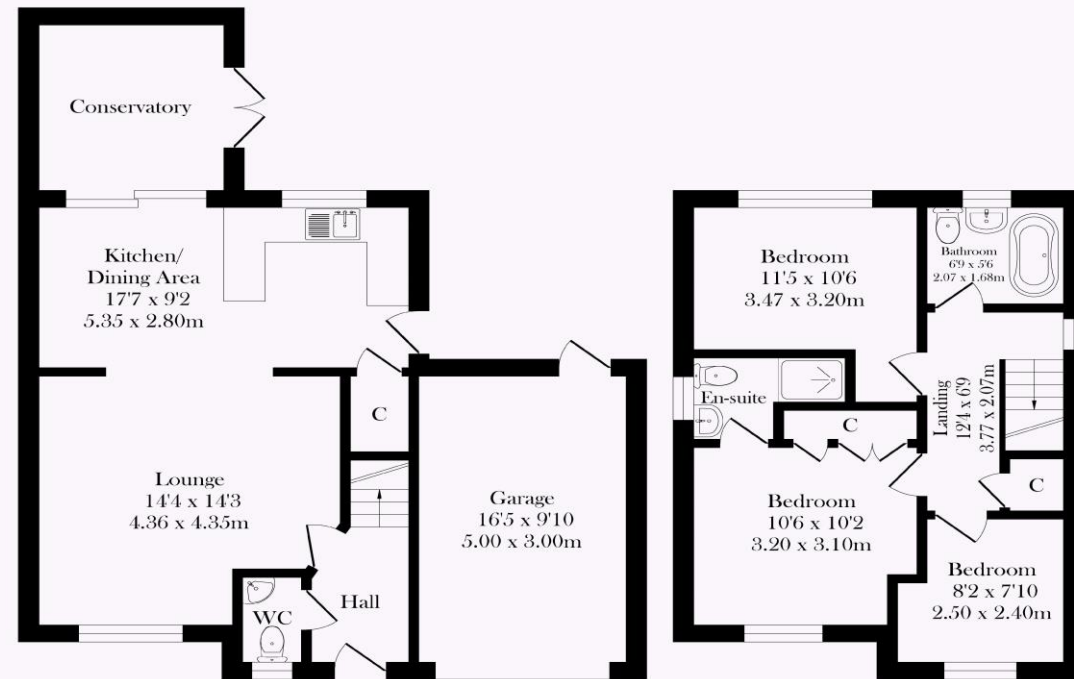
# TRACY PHILLIPS

## Estates



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Ground Floor  
 Approx. Floor  
 Area 64.9 Sq.M  
 (699 Sq.Ft.)

First Floor  
 Approx. Floor  
 Area 40.6 Sq.M  
 (437 Sq.Ft.)

**Total Approx. Floor Area 105.5 Sq.M. (1136 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		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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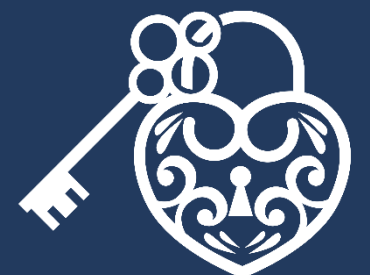
enquiries@tracyphillipsestates.com

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Asking Price: £285,000

Parklands Drive, Aspull

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Located on this very popular estate in the lovely village of Aspull, this well-presented detached home has been beautifully designed to create a welcoming and warm home. The interior styling is a delight and the space and flow offer versatile living at its best.

Offering approximately 1136 sq ft of living accommodation, the home briefly comprises an entrance hallway with staircase rising to the first floor and leading to a handy modern ground floor cloakroom, complete with vanity wash hand basin and w.c. The spacious and stylish lounge includes wood effect flooring which flows through into the dining space, and an attractive feature fireplace, with this open plan area providing a perfect room for entertaining. The dining and kitchen space are open plan and a smart on-trend green kitchen with central peninsular is ideal for modern living. The dining area leads to a further conservatory which is a quiet spot in which to enjoy the private gardens. The kitchen is fitted with an elegant range of base units and feature open shelving. Included within the kitchen are electric cooking facilities with overhead extractor and an integrated fridge. The laundry equipment is located in the garage and is cleverly tucked away. A walk-in store completes the open plan kitchen areas.

The first floor of this lovely home provides three very good bedrooms, an ensuite shower room and family bathroom. All of the bedrooms are tastefully presented and centred around a bright landing area. The main bedroom has pretty wall panelling and a modern en-suite shower room including a walk-in shower, vanity wash hand basin and w.c. A sleek heated towel rail and neutral tiling finish the room. Bedroom three is currently utilised as a dressing room but offers ample space for a third bedroom and the family bathroom with a panelled Jacuzzi bath and overhead shower, vanity wash hand basin and w.c finishes the first floor perfectly.

The property is fitted with solar panels and has CCTV cameras fitted for added security and peace of mind. Externally the property offers double width block paved driveway parking which leads to the garage and is bordered by a pretty planted bed. There is a pedestrian access to the side of the home which leads to the rear garden. Safe and secure and also with the added benefit of not being directly overlooked, the rear garden has been landscaped to provide a mixture of gravelled and flagged beds encompassed by green planted beds.

Aspull Village is on your doorstep. There are good shops and facilities including excellent schools and super access for the commuter to the motorway network, with easy access to Manchester. Middlebrook Retail Park is also close by offering every shopping need and yet the countryside, with Haigh Estate being only a short drive away combines to make this home ideally located.

Viewings of this lovely home, in ready to move in to condition, are now welcomed.

