



TRACY PHILLIPS

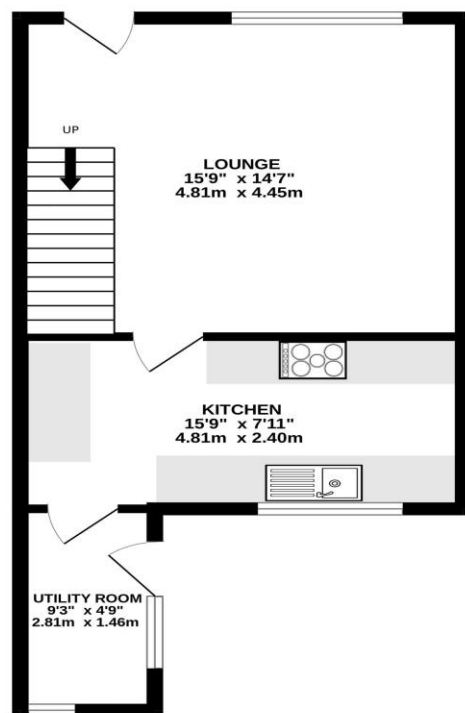
Estates



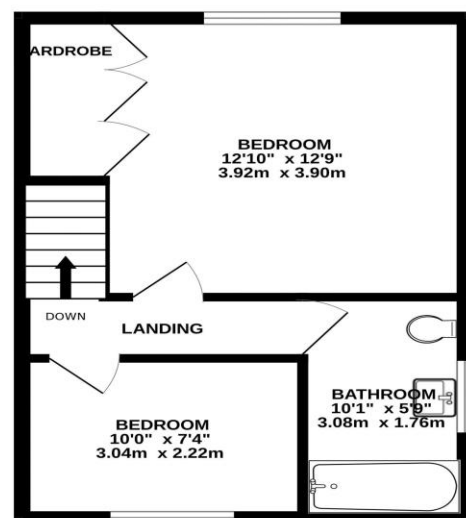
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Estates

GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: 280,000

Stanley Road, Aspull, WN2 1YJ



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This incredible semi-detached, cottage-style home in Aspull is beautifully presented both inside and out, offering a rare combination of charm, craftsmanship and truly outstanding landscaping. The current owners have renovated the property meticulously, creating a home that feels special from the moment you arrive. A newly laid resin driveway provides off-road parking for several vehicles and offers access down the side of the property.

Step inside and you are welcomed into a stunning open-plan lounge featuring an exposed brick feature wall and an elegant oak staircase rising to the first floor. To the rear is a smart and stylish two-tone kitchen, recently fitted and finished to an exceptional standard. It includes double ovens, contrasting wood-effect work surfaces, oak interior doors, space for both a washing machine and tumble dryer, and a breakfast bar ideal for informal dining. A further utility room leads directly outdoors and into the incredible landscaped rear garden.

Upstairs, the first floor features two excellent bedrooms (formerly three). The main bedroom benefits from an extensive range of built-in wardrobes, providing superb storage. The family bathroom is delightful, fitted with a panelled bath and overhead shower, vanity wash hand basin and w.c., all complemented by neutral, modern tiling. The outdoor space is truly remarkable.

To the front, the newly finished resin driveway overlooks a pretty village green, creating a picturesque approach. The rear garden is vast, creatively designed and beautifully landscaped, featuring a charming red-brick pathway and a large patio at the far end of the garden—perfect for relaxing or entertaining. Beyond the boundary, open fields stretch out with views towards Rivington and Winter Hill.

Aspull is a wonderful village with excellent local amenities, highly regarded schools, and superb motorway links. Haigh Country Park is just a short walk away, making this a perfect location for those who enjoy countryside walks and convenience in equal measure. Viewings of this exceptional home are warmly welcomed.





