

HOME  TRUTHS

Haigh Road, Aspull

WN2 1YA







Spacious detached property with four double bedrooms over 1600 square feet of accommodation and with glorious views to the rear, The Sycamores is located in one of the most desirable villages in England according to a recent list published by the Daily Mail. With Haigh Hall Woodland Park on the doorstep this first class family home is available with no upward chain. To the front, the driveway can accommodate up to four vehicles and leads to the garage, with electrically operated up and over door and boarded out mezzanine level, and to the main entrance. Step into the entrance hallway and from there to the living room with wooden floor and feature living flame gas fire in hearth. A double door casing opens to the dining room, with herringbone parquet flooring, which leads in turn to the sun room overlooking the garden and enjoying those wonderful views with direct access out. The kitchen comprises a range of wall and base units with granite work surfaces and etched drainer, induction hob, double electric oven and grill, microwave, dishwasher and space & power for additional appliances. A separate utility room offers more storage also topped with granite work surfaces, Butler sink and space, power & plumbing for additional appliances. There is a courtesy door to the garage, which houses the Baxi combi boiler, and, completing the ground floor is the cloakroom comprising wash hand basin on vanity, wc and blue tooth mirror. Step outside onto the Indian stone sun terrace and take in the view over to Winter Hill, Rivington and the Pennines beyond. With open views over fields and trees and extensive lawn this is the perfect family garden and place to watch the buzzards soar. Back inside, oak and glass stairs lead to the first floor landing with access to the loft. All bedrooms can accommodate a double. The gorgeous family bathroom is simply stunning.



Spacious detached property with four double bedrooms over 1600 square feet of accommodation and with glorious views to the rear and no upward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious detached property
- Four double bedrooms
- Over 1600 square feet of accommodation
- Beautiful views to the rear
- Virtual tour
- No upward chain



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Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1625.25 ft<sup>2</sup>

150.99 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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