

FOR SALE

36, Scot Lane, Aspull, WN2 1YX

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 36, Scot Lane, Aspull, WN2 1YX

*Extensively upgraded 3/4 bed family home with stunning open plan living & dining kitchen*

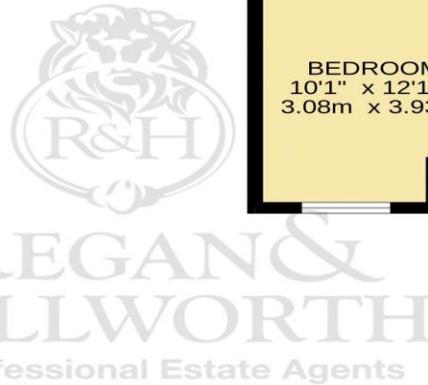
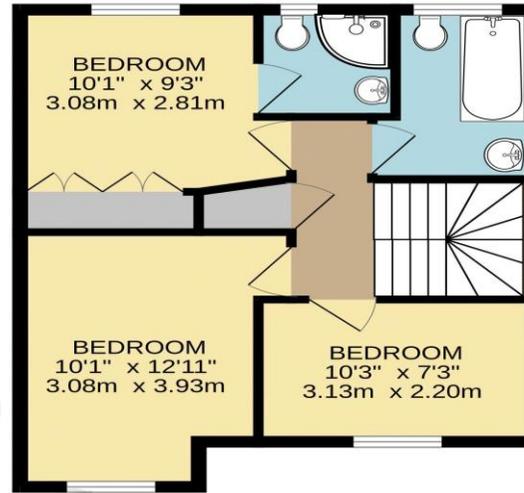
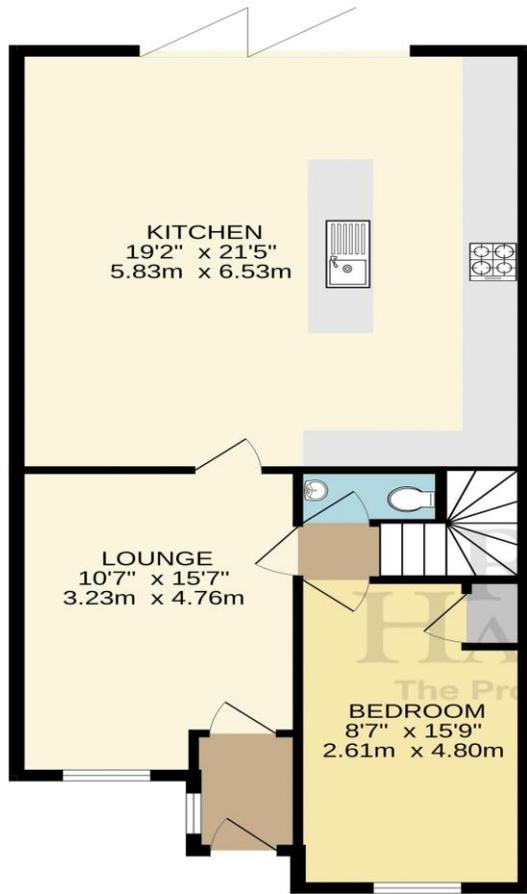


- Beautifully extended & upgraded
- Three bedrooms / Ensuite to master
- Ample off road parking
- Gas central heating
- Stunning living & dining kitchen
- Additional ground floor bed with WC
- All new high quality windows & doors
- 1208 SQ.FT. / No chain delay

Beautifully extended and comprehensively upgraded, this impressive detached home delivers a striking open-plan living and dining kitchen paired with a sleek contemporary finish that must be experienced firsthand to be fully appreciated. Thoughtfully reimagined for modern living, the property has undergone extensive enhancement, including a full-width single-storey extension, garage conversion and high-quality refurbishment throughout. The ground floor has been tiled and provides a free-flowing light-filled living environment centred around the stunning rear extension. Featuring a vaulted ceiling, Velux roof windows and bi-fold doors opening onto the enclosed rear garden, the space effortlessly connects indoor and outdoor living incorporating a beautifully appointed Wren kitchen, finished with high-gloss cabinetry, quartz work surfaces and a central island incorporating an integrated sink with instant hot water tap. A comprehensive range of built-in appliances enhances both practicality and design, while elegant tiling and integrated LED lighting and a wall-mounted fire and TV create a clean, contemporary and minimalist atmosphere ideal for relaxing or entertaining. The front living area provides another stylish space for the family to relax which features another fire for a nice focal point whilst the former garage has been skilfully converted to provide a versatile ground-floor room – ideal as a bedroom, home office or additional reception – complemented by its own WC. Upstairs, three well-proportioned bedrooms offer comfortable accommodation, including a principal room with modern fitted wardrobes, alongside a stylish family bathroom and en-suite shower room. Externally, the front elevation has been fully block paved to provide generous off-road parking, while the rear garden offers a low-maintenance setting with lawn and patio areas designed for outdoor enjoyment. Positioned in the heart of Aspull village, the home enjoys a highly convenient lifestyle location within walking distance of local shops, amenities and schools. Excellent transport links, including nearby train stations and motorway networks, are also easily accessible – making this an ideal choice for families and commuters alike.





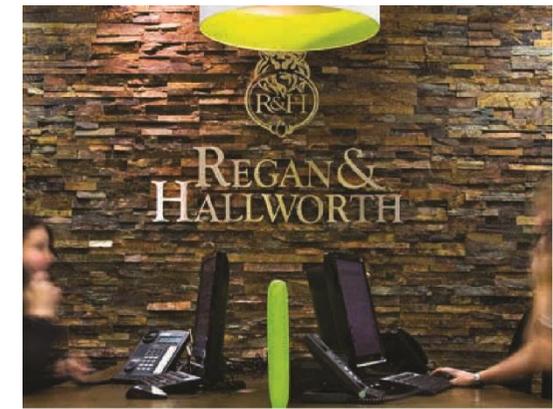


TOTAL FLOOR AREA : 1208 sq.ft. (112.2 sq.m.) approx.

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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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.



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