

FOR SALE

30, Kirkwood Close, Aspull, WN2 1DZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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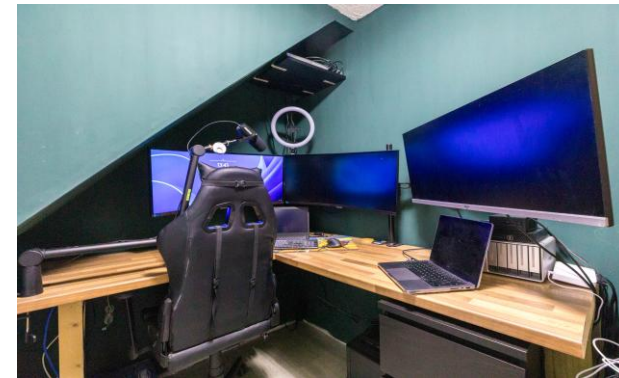
Stunning family home offering a generous 1240 SQFT including an inspiring kitchen diner



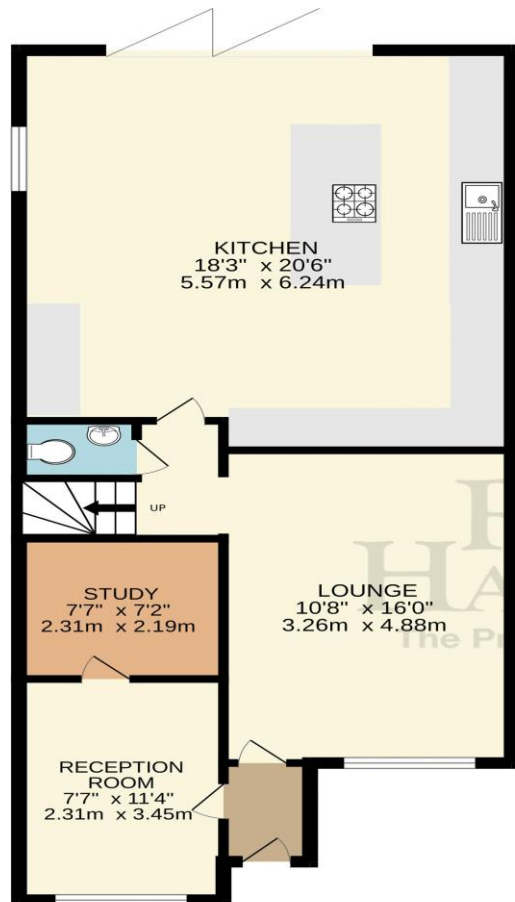
- Stunning detached home
- Luxury new rear extension
- Impeccably presented throughout
- Quiet cul-de-sac position
- 3 double bedrooms
- Superb open plan kitchen diner
- Upgraded remodelled family bathroom
- 1240 SQFT

Enviably located on the hugely popular Kirkwood Close, a stunning modern development ideally located for Aspull Village & Haigh Hall Country Park - this significantly improved 3 bed detached family home also enjoys one of the best spots, tucked right in the corner of the close & benefiting from a sunny rear plot & a beautifully landscaped garden. The largest style of 3 bed built here, internally, the whole house is immaculately presented, with a stylish contemporary finish which will definitely appeal to today's modern buyers. Furthermore, the home also boasts a brand new, full width rear extension with smart vaulted ceiling & a set of bi-folding doors that open outside. The extension has completely transformed the ground floor, cleverly incorporating the sleek, newly fitted kitchen, creating a wonderful open plan & very family friendly layout that really helps set the home apart from the competition. The ground floor in brief offers a porch with wc / cloaks, a home office / second reception room, lovely main front lounge with bespoke newly fitted units including a 120 year old imported oak slab with live edge, plus the impressive open plan kitchen diner. The kitchen itself is finished with a range of quality integrated appliances, newly laid flooring and low spot lighting, whilst the extension benefits from electric, water sensitive Velux windows plus a smart media wall with contemporary inset fire. Upstairs, there are three generous double bedrooms (a feature of this particular style of home) and a much larger than average contemporary shower room. Externally, the rear enclosed garden is private & comprises a decked patio area with quality synthetic lawn making it perfect for entertaining or for families to enjoy. To the front is a concrete imprint driveway with off road parking. Early viewings are highly recommended on this stunning family home.

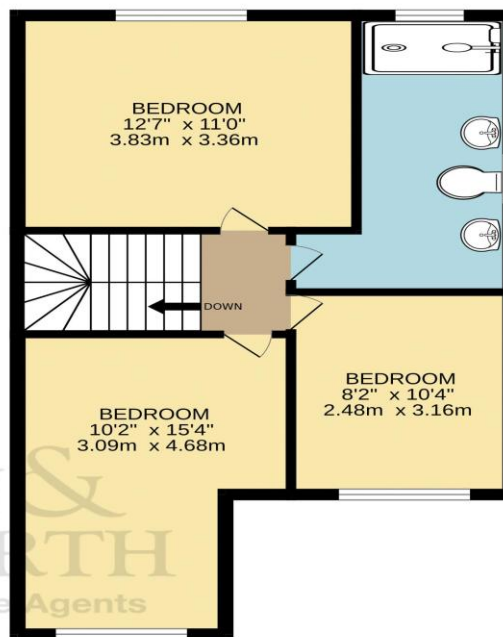




GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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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Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.



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