

55, Lincoln Drive, Aspull, WN2 1XB



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Well appointed semi-detached home in a quiet setting & available chain free.

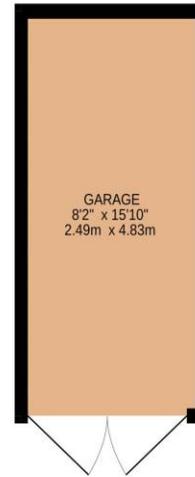


- Well appointed semi-detached home
- Ideal as bungalow alternative
- Popular village location
- Available chain free
- 3 bedrooms / 1 reception room
- Quiet residential setting
- Lovely overall plot
- 904 SQFT

Offering a notably flexible layout that could potentially suit a wide range of clients & enviably located in the heart of Aspull Village - this well appointed semi-detached property provides 904 square feet of living space & early viewings are highly recommended. Benefiting from bedrooms both upstairs and downstairs, the property would be ideal for any retired clients seeking the convenience of one floor living, though because of the space upstairs, it could also be suitable for any young buyers getting onto the property ladder & seeking a property they could potentially extend upstairs, creating a much larger family home. The property is also offered to the market with the added benefit of no chain delay & boasts modern combi boiler. In brief the property comprises; a hallway, large front lounge, a modern fitted kitchen plus two ground floor bedrooms & a principal bathroom suite. An additional bedroom is located upstairs plus there is lots of eaves storage and the potential to create more rooms with some clever remodelling / building out via a rear dormer. Externally there are gardens to the front and rear, with the rear being private & mature. To the front there is a spacious block-paved driveway offering off road parking & leading through to a detached garage at the rear. Locally, Lincoln Drive is particularly popular as it resides just a short walk to the very centre of the village & its numerous shops, amenities, acclaimed schools, picturesque Haigh Hall Country Park & the newly built doctors surgery. Early viewings are highly recommended. No chain delay.







TOTAL FLOOR AREA : 904 sq.ft. (84.0 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 endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

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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