



4 Mill Court

Aspull, Wigan, WN2 1RB

Asking Price £399,995



Sapphire Homes are delighted to offer For Sale this wonderfully presented 4 bedroom detached family home that is positioned in a much sought after cul de sac in a popular residential location and offers close proximity to local schools, amenities and transport links as well as beautiful countryside walks within a few minutes of the property. In brief the accommodation comprises of a welcoming entrance / hallway which provides access to a downstairs cloakroom / W.C and there is a well proportioned sitting room to the front elevation with double doors leading to large open plan kitchen / dining / family room which has a range of modern units, worktops to compliment and there are double French doors which lead to the rear garden. The hallway also provides access to a utility room with door leading to the side elevation. To the first floor the landing provides access to four generous bedrooms and there is a modern family bathroom with three piece suite in white. The master bedroom also benefits from a modern ensuite shower room and fitted robes. The property is warmed by Gas Central Heating and also boasts UPVC double glazing and a modern tasteful décor throughout. Externally, the property is positioned within a quiet cul de sac and enjoys a sunny and private rear aspect with views on to local countryside with a small brook beyond the boundary wall. The garden has a generous established lawn, two patio areas and a brick perimeter wall with access to the side elevation. To the front elevation there is a driveway providing ample off road parking which leads towards a detached garage and there is a small lawn and well stocked borders. The property is perfect for a family and early internal viewings are encouraged to appreciate in full.



GROUND FLOOR

- Entrance / Hallway
- W.C.
- Lounge
- Kitchen / Dining / Family Room

Utility Room

FIRST FLOOR

- Landing
 - Bedroom 1
 - Ensuite
 - Bedroom 2
 - Bedroom 3
 - Bedroom 4
 - Bathroom
- EXTERNAL
- Rear Garden
 - Detached Garage

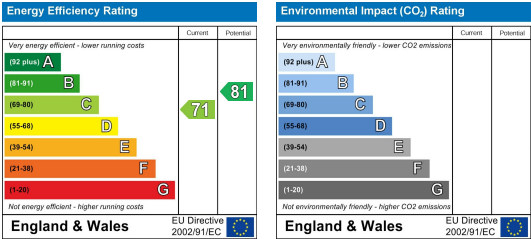
Area Map



Floor Plans



Energy Efficiency Graph



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