

FOR SALE

6, Yellow Brook Close, Aspull , WN2 1ZH

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



6, Yellow Brook Close, Aspull , WN2 1ZH

Exceptional four bed detached family home located in the popular village of Aspull.



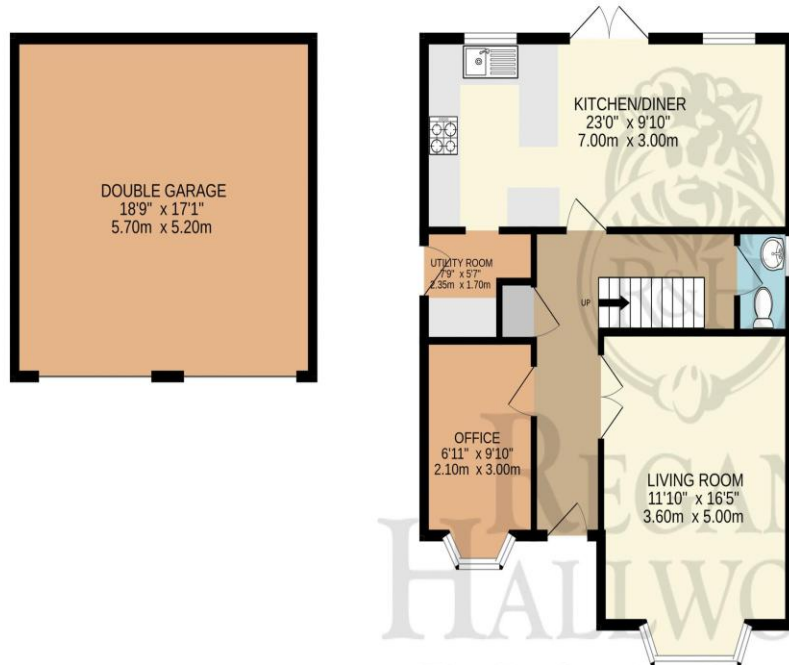
- Exceptional detached family home
- Modern open plan kitchen / dining room
- Family bathroom and en-suite
- Close to schools and amenities
- Great sized reception rooms
- Four excellent sized bedrooms
- Large gardens / driveway / double garage
- 1591 SQ. FT.

This is an exciting opportunity to purchase a truly stunning, detached home located on a modern and popular development in Aspull. Yellow Brook Close is situated on a cul-de-sac on a large corner plot which offers mature gardens, large driveway providing ample parking for three cars and a detached double garage. Internally the property has been finished to an excellent standard throughout boasting spacious accommodation set over two floors ideal for the growing family. The property is situated close to all the amenities Aspull has to offer along with some outstanding schools for all ages, excellent public transport links including train stations at Horwich or Hindley, some great country walks from the doorstep towards Haigh and is close to the M6, M61 and M65 motorway networks. The accommodation boasts just over 1500 square feet of contemporary living space which in brief comprises entrance hallway, store cupboard and cloak room wc. To the front of the property there is a separate home office which has a multitude of uses and then a large formal lounge / sitting room with feature log burning stove. To the rear of the property sits the impressive and open planned kitchen / dining family room with patio doors leading out onto the rear gardens. The modern fitted kitchen is well equipped with a range of wall, base and drawer units along with appliances, breakfast bar and then a utility room which is accessed down the side of the house and through the kitchen. There is enough space for a formal dining table and seating area. Up on the first floor there is a large master double bedroom with modern fitted en-suite bathroom, two further double bedrooms located to the rear of the property, a modern fitted family bathroom then a fourth large single bedroom. Externally Yellow Brook Close boasts a well maintained and mature lawned garden to the front with large driveway giving access to a detached double garage and EV charging point. To the rear there is a private and secure garden with patio area and lawn along with a range of mature plants and shrubs. Internal inspection is highly recommended to truly appreciate the property's size, its exceptional finish and its outstanding location. Council tax band F, the property is Freehold.

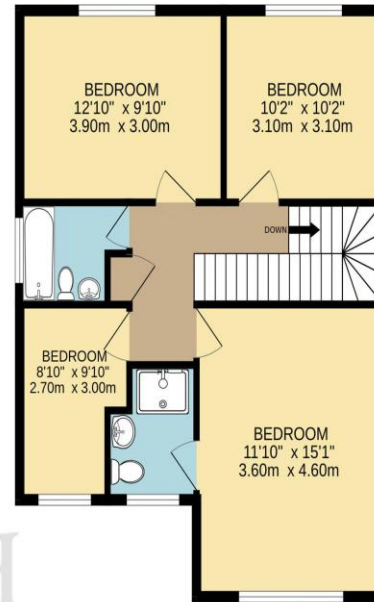




GROUND FLOOR
965 sq.ft. (89.7 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1591 sq.ft. (147.8 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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