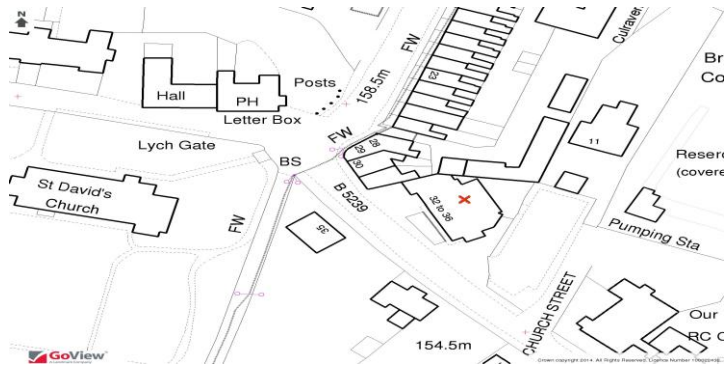


Flat 1, 32, Haigh Road, Aspull, WN2 1YA



## Flat 1, 32, Haigh Road, Aspull, WN2 1YA

*This one bed apartment is larger than most two beds and boasts a stunning location near a country park.*

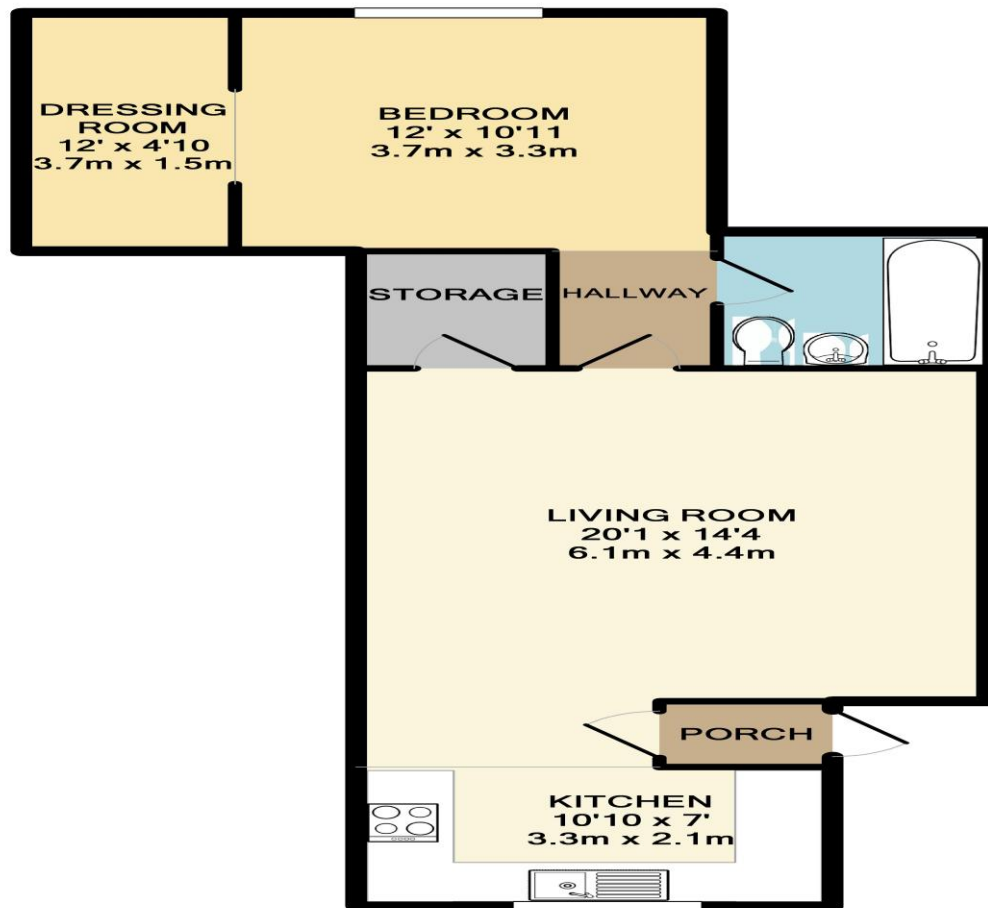


- Stunning apartment development
- As big as many 2 beds
- CCTV & security alarm system
- Borders Hall Haigh County Park
- Large 1 bed with dressing room/study
- Full double glazing & GCH
- Designated parking space
- 633 SQ.FT.

Whether you are a young professional looking for a swanky pad, or perhaps someone looking to down-size then you must view "Wingates"; a unique and supremely stylish ground floor apartment which has been finished to exacting standards throughout with a thoughtfully laid out floor plan. Affording a large double sized bedroom and spacious dressing or study area this is as large as most two bed apartments on other developments making this undoubtedly excellent value for money. Sharing a pleasant hallway with one other apartment it has a private front door and a 26' open plan lounge/dining room/kitchen, with its inset spotlighting and with a lovely picture window to the front elevation. This impressively proportioned space is the epitome of modern living, with the kitchen area fitted with a contemporary range of wall and base units in white with complimentary tiling and contrasting laminated wooden work surfaces, and equipped with a range of integrated appliances including electric oven, halogen hob and extractor canopy. A sizeable storage cupboard provides an ideal space to keep things out of the sight of visitors, however this could also lend itself to becoming a handy study area, if some space to work from home was required. An inner hallway, leads through to the remainder of the accommodation, including the spacious bedroom with an 11' dressing room – surely every lady's dream – and the stylish bathroom, fitted with a contemporary three piece suite in classic white with chrome-effect fittings and attractive tiling to the walls and floor, comprising of vanity wash hand basin, close coupled WC and tiled bath with overhead rain shower. Further modern appointments include gas central heating and a security alarm system. This attractive development enjoys a location that is second to none opposite Haigh Hall Country Park with local shops and amenities all within easy access including the bustling towns of Wigan and Bolton which are within a short drive. For the commuter, both the M6 and M61 motorways are easily accessible within a few minutes, ensuring that major commercial centres such as Manchester and Liverpool are all within a reasonable commute.







TOTAL APPROX. FLOOR AREA 633 SQ.FT. (58.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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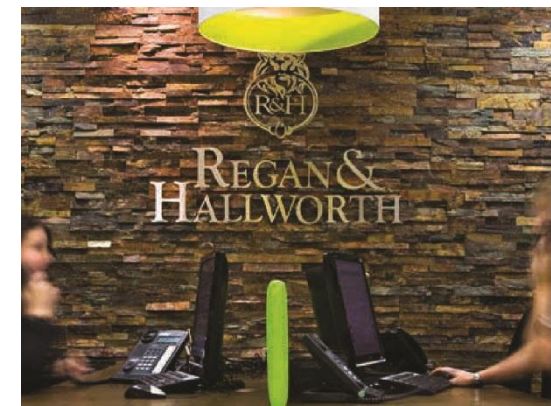
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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