



Wingates, Haigh Hall Court, Haigh Road, Aspull, WN2 1YA

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

Asking Price £109,950

- Stunning apartment development
- Bigger than many 2 beds
- CCTV & security alarm system
- Borders Hall Haigh County Park
- Large 1 bed with dressing room/study
- Luxury finish & high specification
- Designated parking space
- 633 SQ.FT.

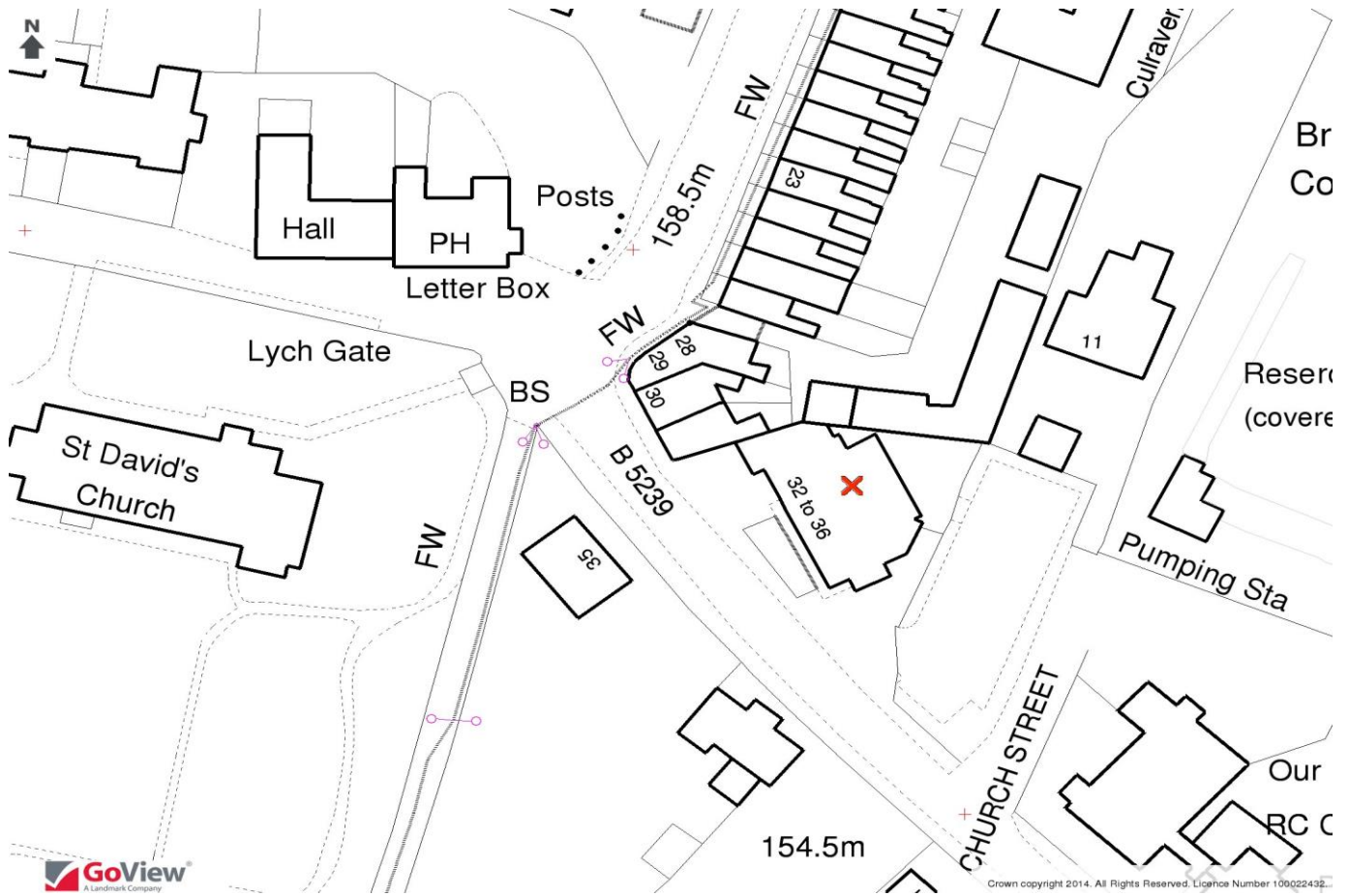
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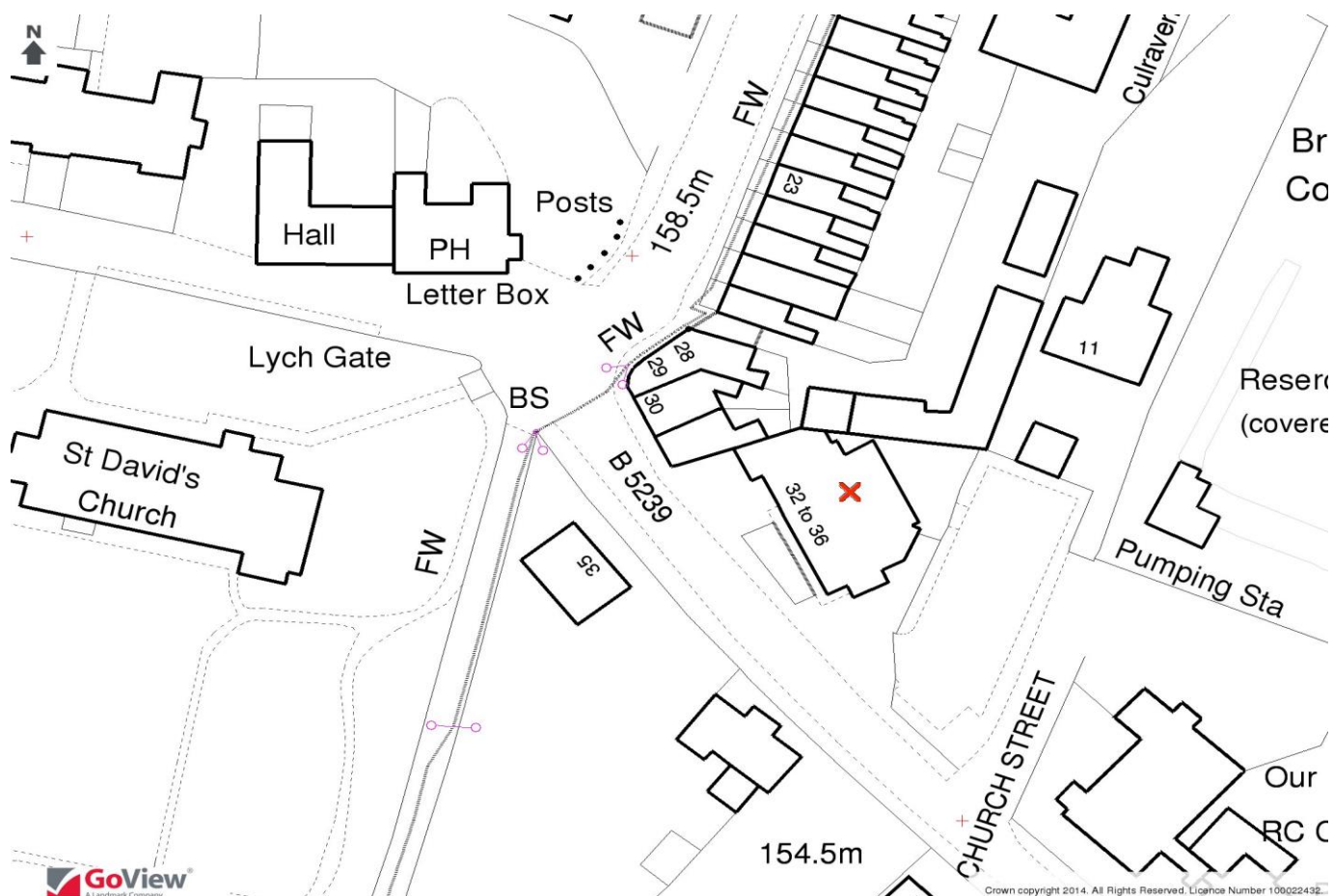


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Whether you are a young professional looking for a swanky pad, or perhaps someone looking to down-size then you must view "Wingates"; a unique and supremely stylish ground floor apartment which has been finished to exacting standards throughout with a thoughtfully laid out floor plan. Affording a large double sized bedroom and spacious dressing or study area this is larger than 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 exciting new development will offer a unique lifestyle living experience in a location second to none opposite Haigh Hall Country Park and comprises just 5 bespoke apartments all boasting private parking, security intercom & full CCTV coverage. Whilst the property enjoys a semi-rural location, it is far from remote, with local shops and amenities all within easy access, whilst the bustling towns of Wigan and Bolton are within a short drive, with their abundance of high street stores, bars and eateries, when one is looking for something a little more vibrant. 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

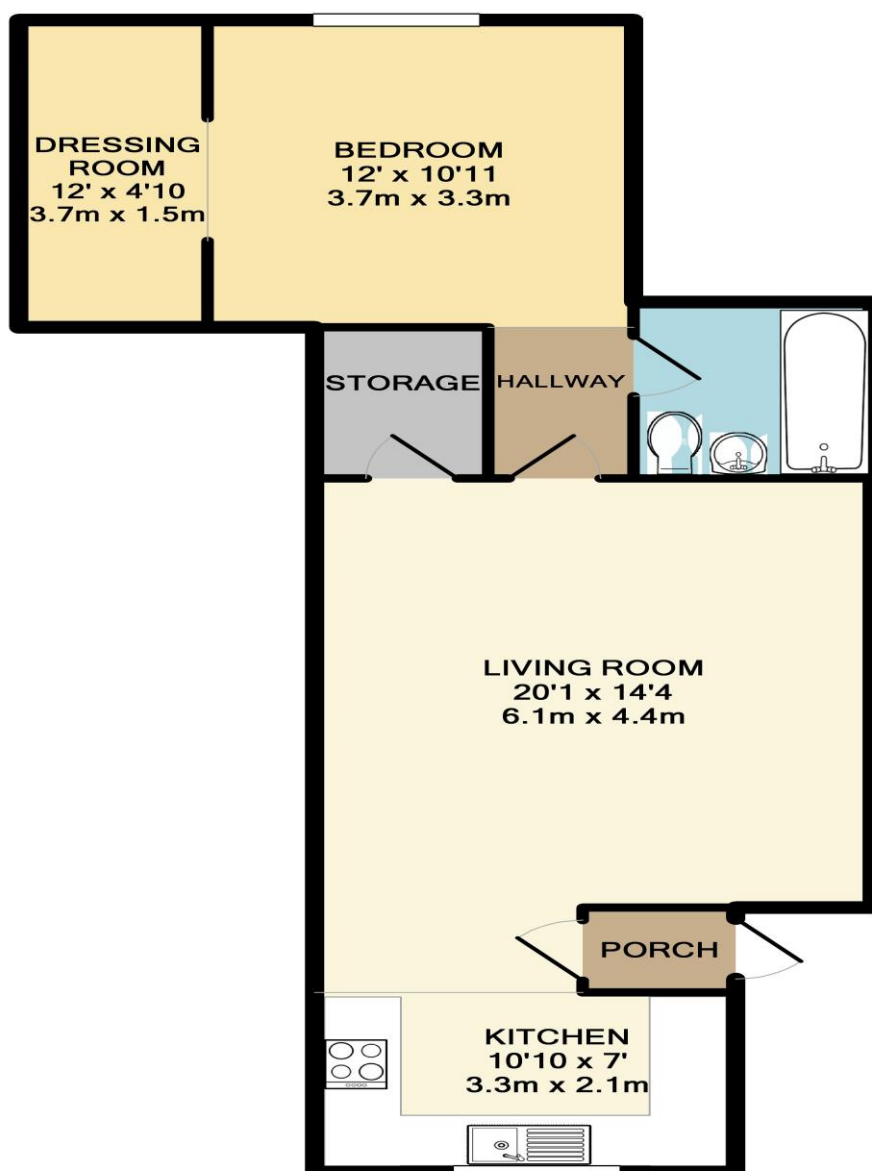






We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given by us that they are in working order. All measurements are 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 Lancs: 01695 585258 If there is any point of particular interest to you please contact us and we will be pleased to check the information.





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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If you would like to arrange a viewing of this property please contact one of our four local showrooms. Additional information on this property is available at www.reganandhallworth.com

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