

**FOR SALE**

36, Reservoir Street, Aspull, WN2 1QN

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



## 36, Reservoir Street, Aspull, WN2 1QN

Exceptional two bed mid-terrace cottage located in the semi-rural village of Aspull.



- Exceptional mid-terrace cottage
- Great sized reception room
- Two great sized bedrooms
- Large landscaped rear garden
- Fully renovated throughout
- Open plan kitchen / dining room
- Modern fitted bathroom
- 795 SQ. FT.

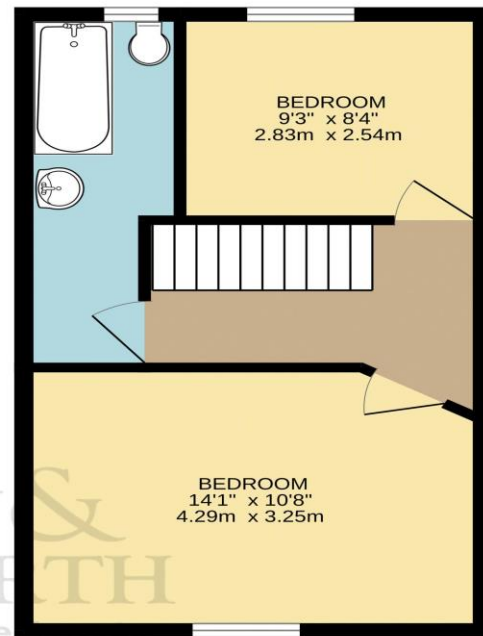
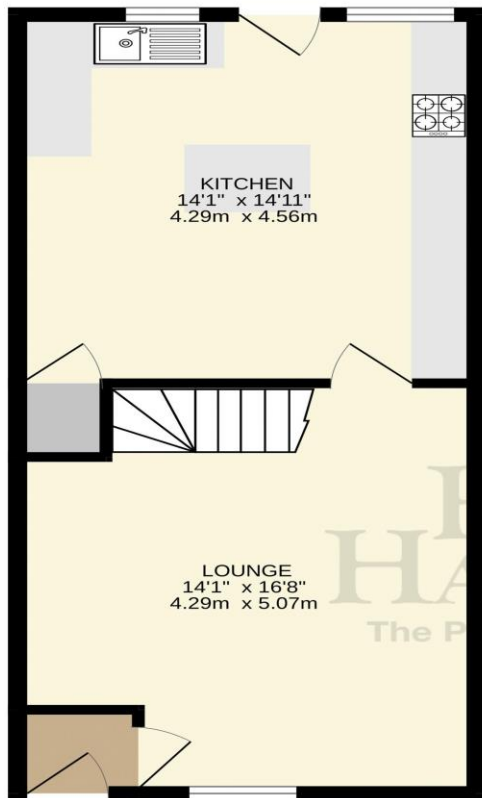
Now available for sale in the ever-popular, semi-rural area of Aspull, this impressive, fully renovated two-bedroom mid-terrace cottage has been finished to an exceptional standard throughout. Combining traditional charm with sleek modern living, Reservoir Street boasts beautiful new sash windows, a contemporary kitchen and bathroom, and a feature log-burning stove. The property is conveniently located close to local amenities, well-regarded schools, and public transport links, with several major motorway networks just a short drive away for commuters.

The ground floor accommodation briefly comprises a welcoming entrance hallway and a formal lounge/sitting room to the front, centered around a cozy log-burning stove. To the rear sits an excellent open-plan kitchen/dining room—the true heart of the home—complete with a high-specification modern fitted kitchen, a feature central island, and direct access out to the landscaped garden. Up on the first floor, a central landing leads to a spacious master bedroom enjoying fantastic, far-reaching views, a second good-sized bedroom, and a modern family bathroom fitted with a WC, washbasin, and a bath with a shower over.

Externally, the property benefits from convenient on-street parking to the front. The rear of the property continues to impress, offering a deceptively large, private, and secure landscaped garden featuring a paved patio, dedicated seating areas, a neat lawn, a handy storage shed, and well-stocked borders. Internal viewing is highly recommended to fully appreciate the outstanding finish, generous proportions, and fantastic outdoor space of this beautiful home.







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TOTAL FLOOR AREA : 795 sq.ft. (73.9 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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