

FOR SALE

50, Bakersfield, Aspull, WN2 1BU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



50, Bakersfield, Aspull , WN2 1BU

Exceptional three bed semi-detached home located on a new development in Aspull.



- Modern semi-detached family home
- Great sized reception rooms
- Modern open plan kitchen / dining room
- Three great sized bedrooms
- Family bathroom and en-suite
- Driveway and enclosed rear garden
- Close to schools and amenities
- 836 SQ. FT.

This is a fantastic opportunity to purchase a modern, new-build home located on a small, popular development in the ever-sought-after area of Aspull. Bakersfield has been finished to an exceptionally high standard throughout, boasting spacious accommodation set over two floors. The home is situated close to a range of local amenities, schools, and public transport links, with Haigh Country Park nearby, and is just a short drive from several major motorway networks.

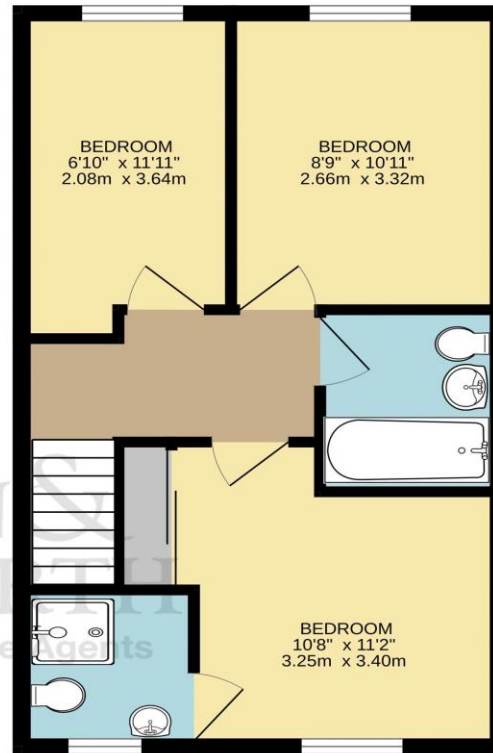
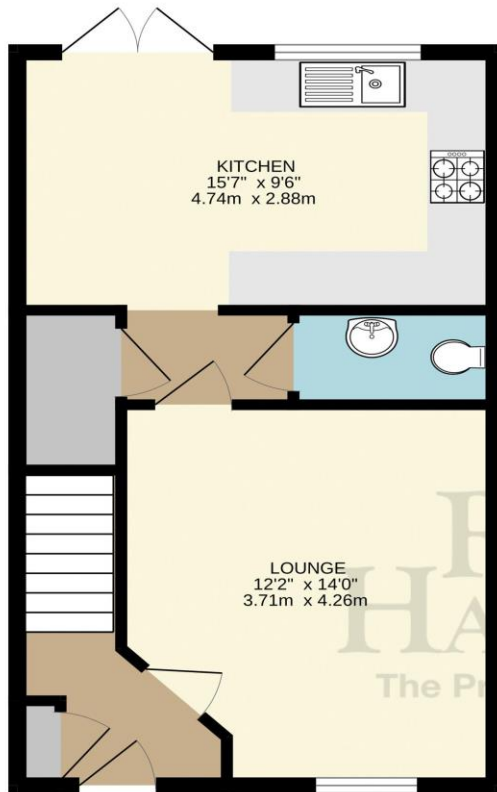
In brief, the ground floor accommodation comprises an entrance hallway and a large formal lounge/sitting room located to the front. An inner hallway provides a large storage cupboard and access to a cloakroom/WC, leading through to a superb open-plan kitchen/dining room at the rear. The kitchen offers a range of wall, base, and drawer units, ample space for a dining table, and double doors leading out onto the rear garden.

Upstairs, the master double bedroom is situated to the front and benefits from fitted wardrobes and a modern en-suite shower room. To the rear, there is a second double bedroom, a third single bedroom, and a modern fitted family bathroom.

Externally, the front of the property features a small lawned area and a driveway to the side. To the rear, there is a deceptively spacious garden with a lawn and patio area. Internal inspection is highly recommended to fully appreciate the property's internal finish, size, and excellent location.







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TOTAL FLOOR AREA : 836 sq.ft. (77.7 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.



WIGAN OFFICE
10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street,
Standish, WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com

 @reganhallworth

 Regan & Hallworth

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www.reganandhallworth.com