

FOR SALE

12, Belmont Drive, Aspull, WN2 1YZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



12, Belmont Drive, Aspull, WN2 1YZ

Exceptional four bed semi-detached family home located in the popular area of Aspull.



- Exceptional semi-detached family home
- Outstanding and versatile reception rooms
- Modern well equipped fitted kitchen
- Two bathroom and an en-suite shower room
- Four good sized bedrooms
- Large gardens / driveway / garage
- Close to schools and amenities
- 1249 SQ. FT.

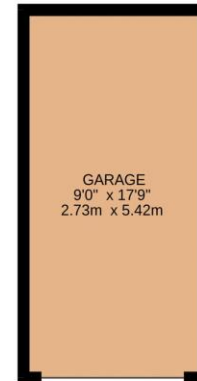
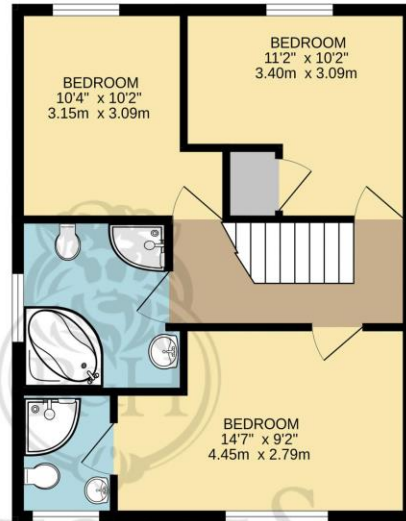
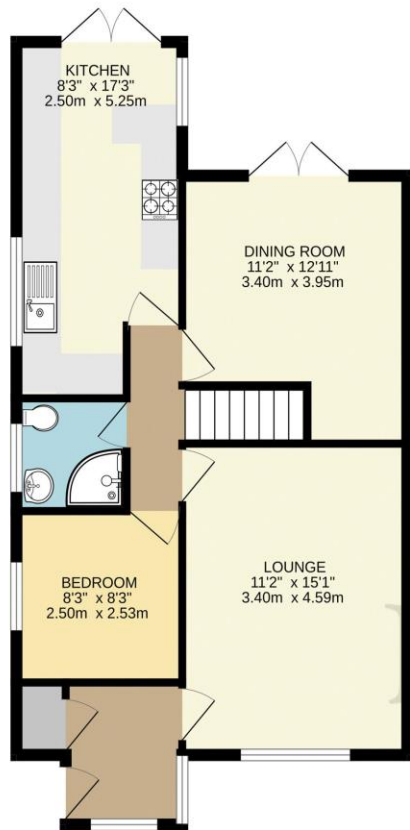
Situated in the ever-popular area of Aspull, this impressive four-bedroom semi-detached home occupies a generous corner plot and is now available for sale. Finished to an exceptional standard throughout, the property offers spacious and versatile accommodation across two floors, making it an ideal choice for a growing family. Belmont Drive is conveniently located close to a wide range of local amenities, well-regarded schools for all ages, and public transport links - including Hindley and Blackrod train stations - with excellent access to major motorway networks just a short drive away.

The ground floor accommodation briefly comprises a spacious entrance hallway with a handy storage cupboard, a formal lounge to the front, and a modern fitted shower room with a WC and washbasin. There is also a highly versatile fourth double bedroom and a second reception room to the rear (currently utilized as a dining room), featuring patio doors opening onto the garden. Completing the ground floor is a large, modern fitted kitchen/breakfast room, beautifully equipped and boasting a further set of patio doors leading out to the rear. Up on the first floor, you will find a generous main double bedroom to the front, benefiting from a modern en-suite shower room. There are two further double bedrooms to the rear and a stylish four-piece family bathroom comprising a WC, washbasin, bath, and a separate shower cubicle.

Externally, the property stands out with a walled and landscaped front garden and a driveway, which continues through secure gates to an extended driveway, additional garden space, and a detached garage. The rear gardens are private, secure, and beautifully designed for low-maintenance enjoyment. Internal viewing is highly recommended to fully appreciate the property's deceptive size, flexible accommodation, and excellent location.







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TOTAL FLOOR AREA : 1249 sq.ft. (116.0 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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