

13, Hope Street, Aspull , WN2 1QH



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Superb semi-detached true bungalow located along a quiet street in the village of Aspull.



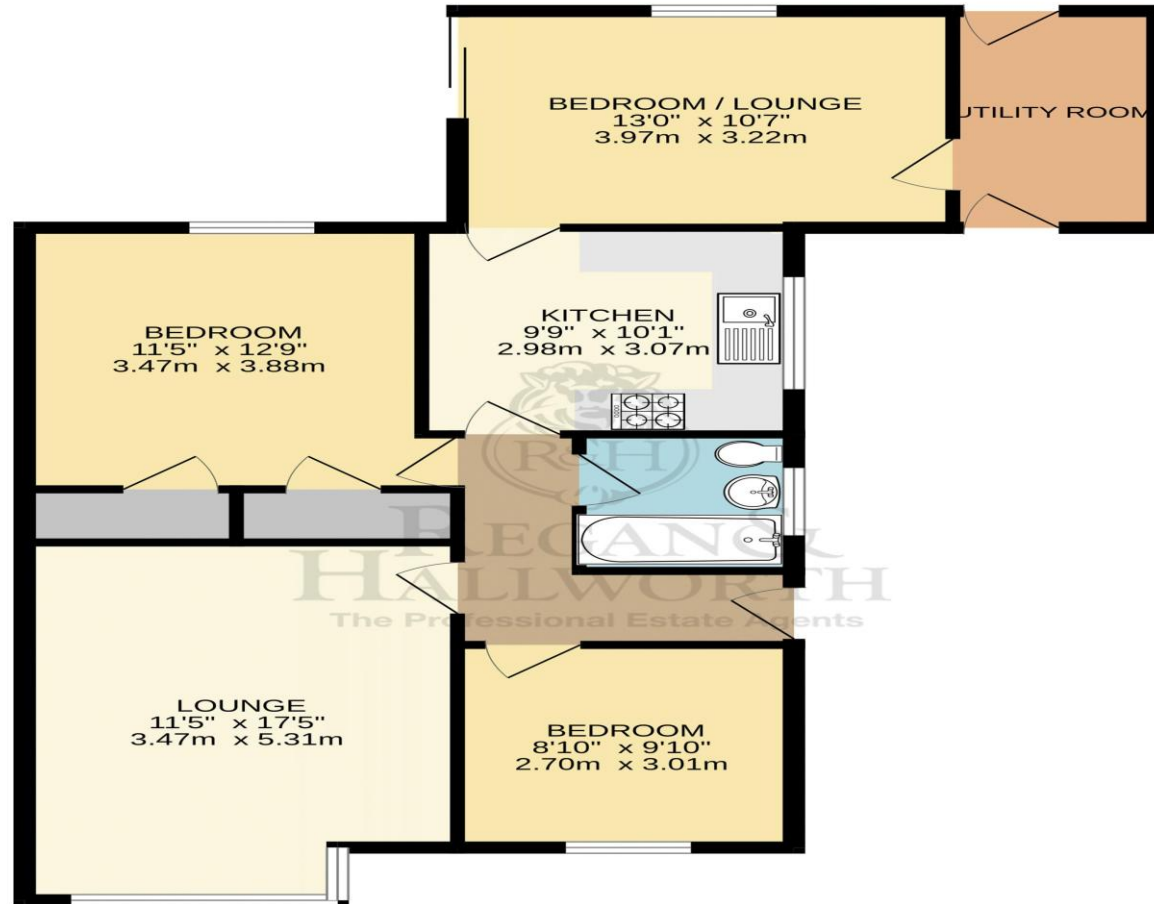
- Exceptional semi-detached bungalow
- Two / three good sized bedrooms
- Gardens and driveway
- SOLD WITH NO ONWARD CHAIN
- Spacious and versatile accommodation
- Family bathroom / shower over bath
- Close to amenities / transport links
- 826 SQ. FT.

This is a fantastic opportunity to purchase a semi-detached true bungalow located along a quiet street in the village of Aspull. Hope Street has been finished to an excellent standard throughout and boasts spacious, versatile accommodation along with being offered for sale with no onward chain. The property offers great access to a range of local amenities, public transport links and is just a short drive to several major motorway networks. In brief the accommodation comprises of entrance hallway, large formal lounge / sitting room located to the front, good sized bedroom, modern fitted family bathroom with shower over bath, master bedroom with built in wardrobes, a well-equipped fitted kitchen then another reception room in the extension that could be used as a third bedroom with utility room off it and access out onto the rear gardens. Externally Hope Street has a well-stocked and walled front garden with driveway, to the rear there is a private and enclosed low maintenance garden. Internal inspection is recommended to fully appreciate the property's size, its versatile accommodation and excellent location.





GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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.



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