



TRACY PHILLIPS

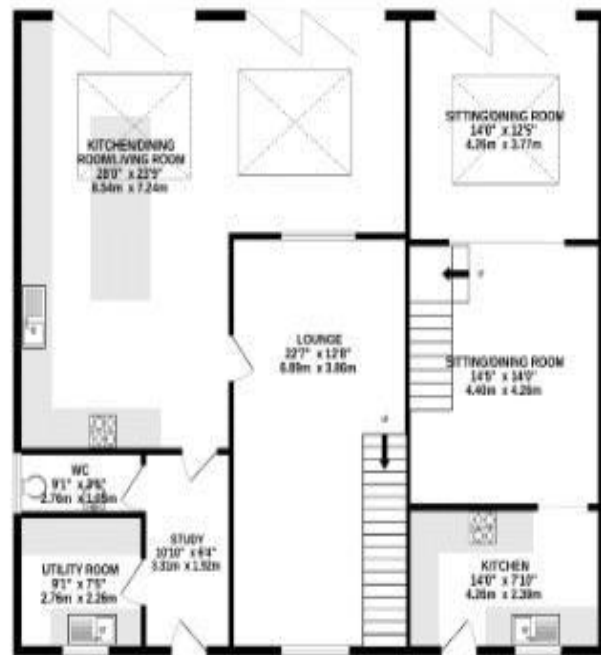
Estates



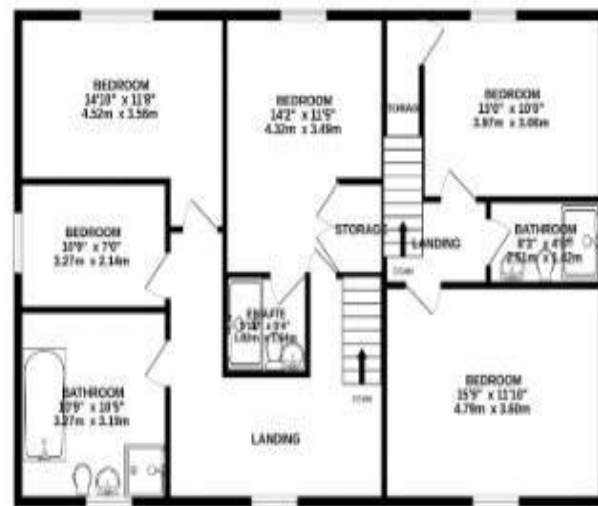
TRACY PHILLIPS

Estates

GROUND FLOOR
1454 sq.ft. (135.1 sq.m.) approx.



1ST FLOOR
1113 sq.ft. (103.4 sq.m.) approx.



TOTAL FLOOR AREA: 2567 sq.ft. (238.5 sq.m.) approx.

We believe every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, floors 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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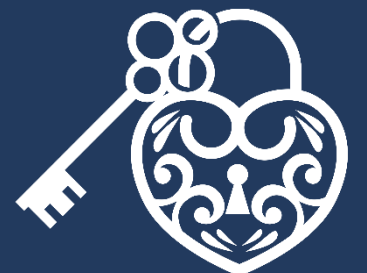
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Asking Price £700,000

Firs Park Crescent, Aspull WN2 2SJ

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Tucked away off a quiet cul-de-sac in the popular village of Aspull, this impressive former farmhouse has been recently transformed into a superb multi-generational home. The property has been thoughtfully divided into two independently accessible dwellings, providing a total of approximately 2,567 sq ft of modern, stylish accommodation arranged over two floors.

The main residence is centred around a vast open-plan living kitchen, flooded with natural light from striking lantern roof lights and finished to a sleek, contemporary standard. Twin bi-folding doors open directly onto the rear garden, creating an ideal space for entertaining and family living. The kitchen is arranged around a substantial breakfast island with quartz worktops and features a stylish bank of modern units incorporating double ovens, hob, and integrated fridge freezer and dishwasher. An adjoining boot room discreetly houses the laundry appliances, while an attached study enjoys access to the rear garden and is complemented by a convenient ground-floor cloakroom. A further cosy lounge provides a more intimate retreat, with a staircase rising to the first floor. To the upper level, there are three generous bedrooms, with the principal bedroom benefitting from walk-in storage and a contemporary en-suite shower room. Two further well-proportioned bedrooms are served by an impressive family bathroom, complete with bath, separate shower, vanity wash hand basin, and WC.

The separated second living space, originally forming part of the main dwelling, is entirely self-contained and offers smartly planned modern accommodation. This versatile area benefits from its own dining space and a separate, well-equipped modern kitchen with access to the rear garden. The main sitting room features bi-folding doors overlooking the garden and is filled with natural light via a striking roof lantern. A separate staircase rises to the first floor, where there are two generous bedrooms and a modern family bathroom. This accommodation could quite easily be converted back into a single dwelling if required, yet is perfectly suited for multi-generational living.

Externally, the gardens wrap around the property and are accessed via a courtyard to the rear, with dedicated parking to the side of the home. Both gardens are mature, predominantly laid to lawn, and feature a selection of established trees, creating a private and attractive setting. Set in an idyllic position on this sought-after street, the property enjoys the feel of a rural location while remaining conveniently placed for motorway access and local schools, and is bordered by open farmland.

Early viewings are highly recommended to fully appreciate the size, flexibility, and setting of this impressive home which is also offered with no onward chain.





