

**FOR SALE**

92, Granary Square, Aspull, WN2 1DF

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

 ESTD  
1996



## 92, Granary Square, Aspull , WN2 1DF

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



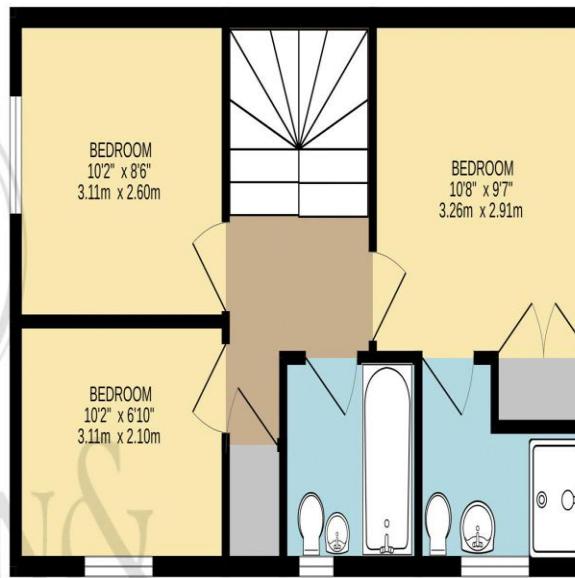
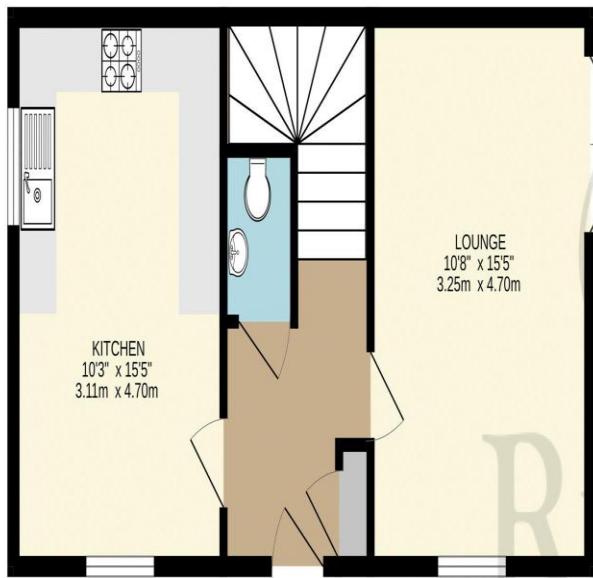
- Exceptional semi-detached family home
- Modern open plan kitchen / dining room
- En-suite and family bathroom
- Close to schools and amenities
- Spacious and versatile accommodation
- Three great sized bedrooms
- Gardens and private driveway
- 864 SQ. FT.

Now available for sale and located on a popular modern development in Aspull sits this immaculately presented, three bed semi-detached home. Granary Square has been finished to an impeccably high standard throughout boasting modern and contemporary accommodation set over two floors. This superb home would make an ideal first-time buyers' property or an excellent home for the growing family given its location and turnkey condition. Situated on a great plot the property boasts excellent access to a range of local amenities, schools for all ages, great public transport links and is just a short drive to several major motorway networks. In brief the accommodation comprises of spacious entrance hallway with cloak room wc, large formal lounge / sitting room with double patio doors leading out onto the rear gardens and then a modern, open plan kitchen / dining room with the kitchen offering a range of wall, base and drawer units along with integral appliances and space for a dining table. Up on the first floor there is a large master double bedroom with modern en-suite bathroom, two further great sized bedrooms and then a modern fitted family bathroom. Externally there are well maintained gardens to the front and side whilst to the rear there is a private and secure walled garden which has been tastefully landscaped and then a private driveway. Internal inspection is highly recommended to truly appreciate the properties deceptive size, its excellent finish and outstanding location.





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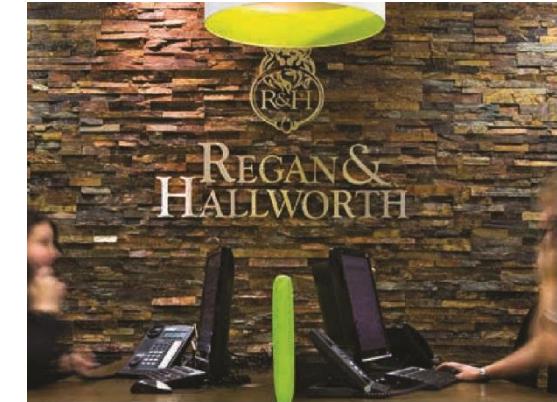
The TOTAL FLOOR AREA : 864 sq.ft. (80.2 sq.m.) approx.

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 do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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