

FOR SALE

92, Granary Square, Aspull , WN2 1DF

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

 ESTD
1996



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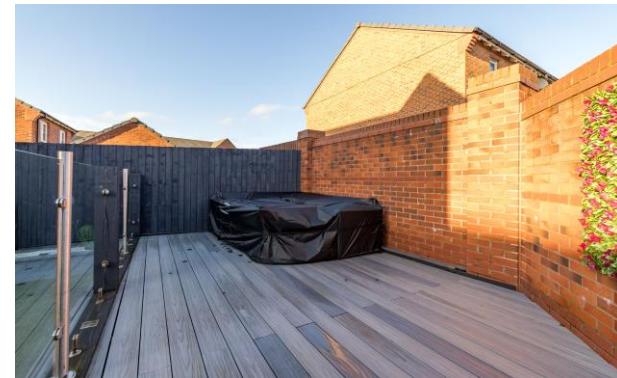
Exceptional three bed semi-detached home located on a modern development in Aspull.



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



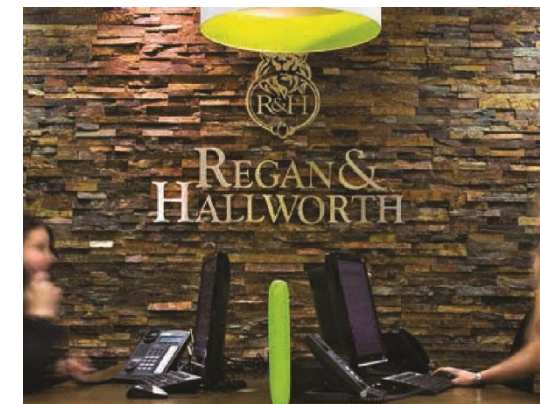




TOTAL FLOOR AREA : 864 sq.ft. (80.2 sq.m.) approx.

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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