

Flat 2, 32, Haigh Road, Aspull, WN2 1YA

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

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## Flat 2, 32, Haigh Road, Aspull, WN2 1YA

*Luxury one bedroom apartment on an exclusive development bordering Haigh Hall Country Park.*

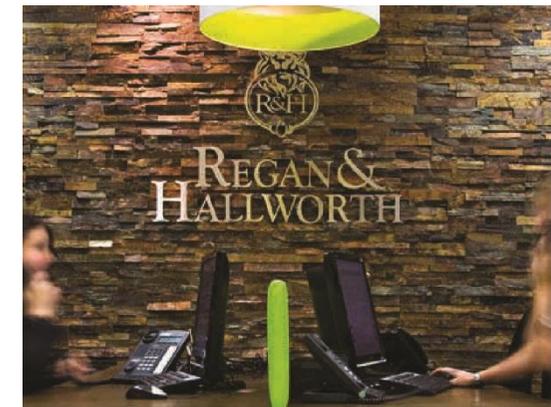
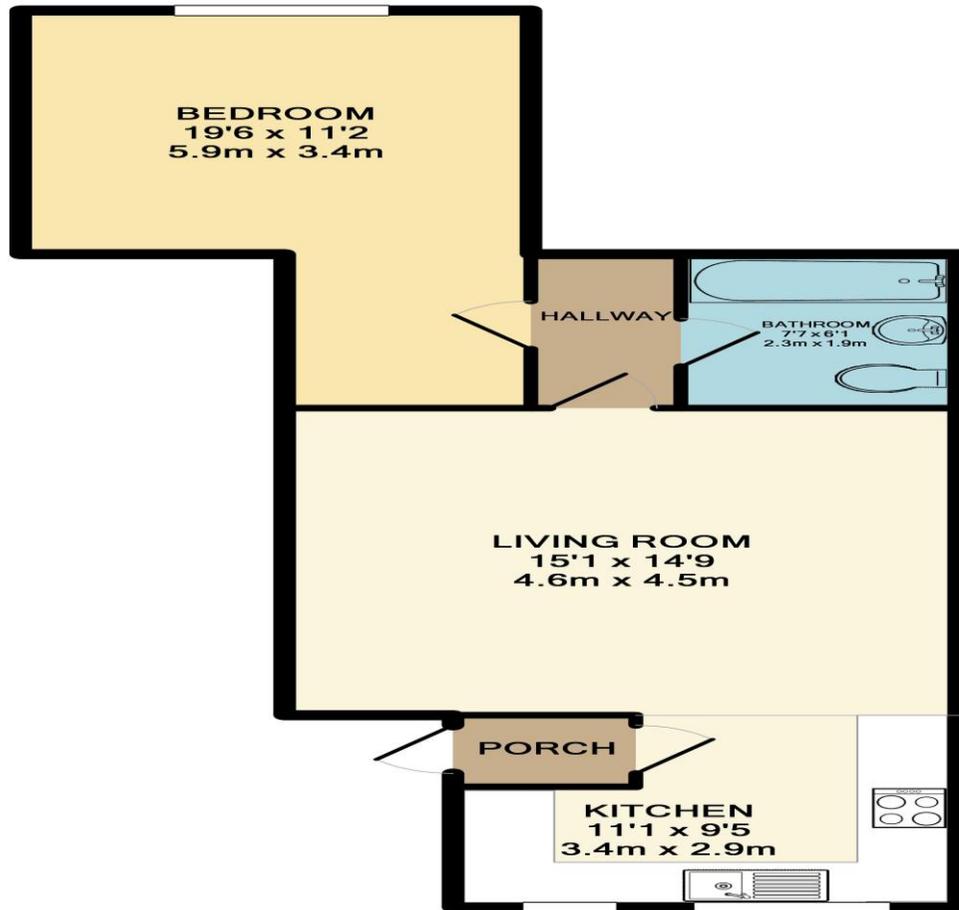


- Stunning apartment development
- As large as many 2 bed
- CCTV & security alarm system
- Borders Haigh Hall County Park
- Spacious ground floor one bed
- Luxury finish & high specification
- Designated parking space
- 570 SQ.FT.

This well-designed ground-floor home offers a spacious, individual layout and its own private entrance with CCTV and intercom – giving it the feel of bungalow-style living while retaining the low-maintenance and security benefits of apartment ownership. Forming part of an exciting modern development directly opposite Haigh Hall Country Park, the property enjoys a superb location combining semi-rural surroundings with excellent accessibility. Local amenities are within easy reach, the centres of Wigan and Bolton are a short drive away, and major motorway links including the M6 and M61 provide convenient commuting to Manchester and Liverpool. 'Copperas' represents exceptional value within this boutique scheme of just five bespoke apartments, all finished to a contemporary high specification and benefiting from gas central heating, private parking and full CCTV coverage. Similar in size to many two-bedroom apartments, it offers a generous double bedroom and bright, open-plan living space. Accessed via a secure communal hallway shared with just one other apartment, the property features a private front door opening into a striking 26ft open-plan lounge, dining and kitchen area with inset lighting and large picture window. The kitchen is fitted with modern white cabinetry, complementary tiling and contrasting worktops, alongside integrated appliances including oven, hob and extractor. A sizeable storage cupboard provides useful practicality and could also serve as a compact home working space. An inner hallway leads to the spacious bedroom and a stylish bathroom fitted with a contemporary white suite, chrome fittings and attractive wall and floor tiling, including vanity basin, WC and bath with rain shower over. Offering space, style and location in equal measure, this unique apartment delivers modern living in an enviable setting.







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**TOTAL APPROX. FLOOR AREA 570 SQ.FT. (53.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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