

FOR SALE

2, Holly Road, Aspull , WN2 1RU



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Spacious two bed terrace home occupying a prime central village location



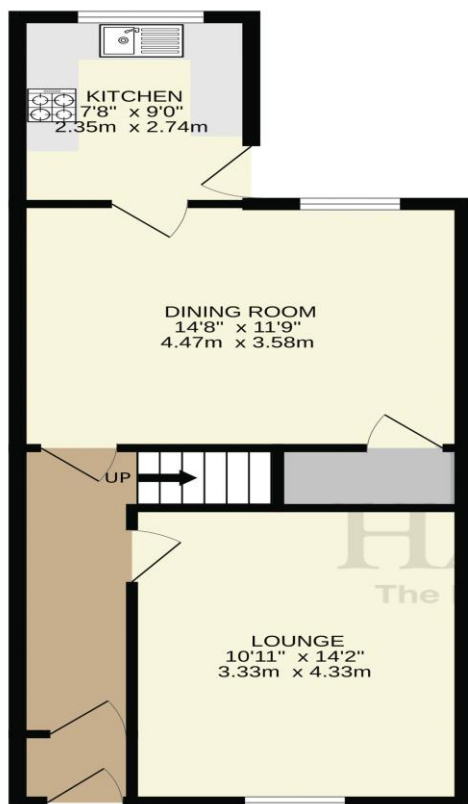
- Large garden fronted terrace home
- 2 excellent sized reception rooms
- Fitted kitchen with cooker
- Two good sized double bedrooms
- Family bathroom / shower over bath
- Prime central village location
- Close to Country Park & motorways
- 986 SQ. FT. / No chain

Tucked away in the heart of Aspull Village, behind attractive lawned gardens, sits a charming row of deceptively spacious terraced homes that truly need to be seen to be fully appreciated. No. 2 Holly Road does require some modernisation but has previously benefited from a programme of refurbishment, including updated electrics, a modern central heating system and UPVC double glazing. Priced competitively and with no chain delay, it has fantastic potential — offering an excellent opportunity for buyers to create a spacious and individual home in a highly sought-after village setting. Set across two floors and offering close to 1,000 sq ft of accommodation, it is notably larger than many similar terraced homes in the area, where two-bedroom properties typically range between 700 – 800 sq ft. The location is another standout feature. It enjoys easy access to an excellent range of local amenities, highly regarded schools, good public transport links and major motorway connections. It's also just a short walk from Haigh Hall Country Park — one of Wigan's most beautiful green spaces, with around 250–350 acres of landscaped parkland and ancient woodland. Inside, the accommodation comprises a welcoming entrance hallway, a spacious front lounge, a separate rear dining room, and a modern fitted kitchen offering a range of wall, base and drawer units along with a cooker. To the first floor, a central landing leads to a generous master bedroom at the front, a second bedroom to the rear, and a large family bathroom with a shower over the bath. Externally, the homes on Holly Road benefit from open aspects over enclosed lawns (classified as common land), while this property also features a rear yard with access to Smith Lane and useful brick-built outbuildings.

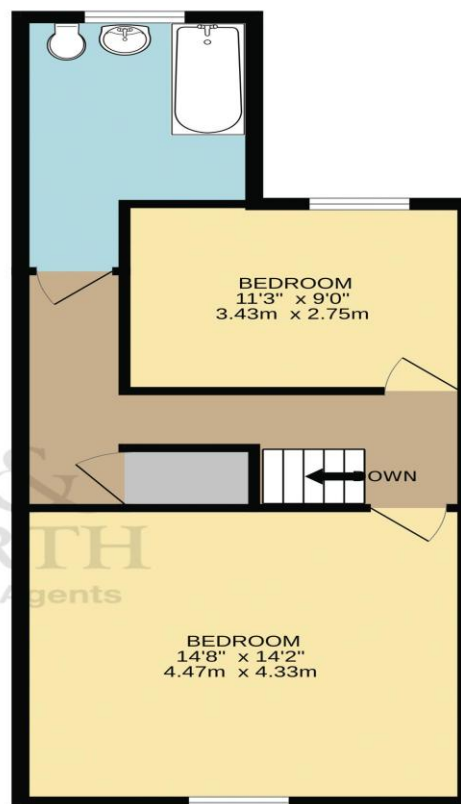




GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

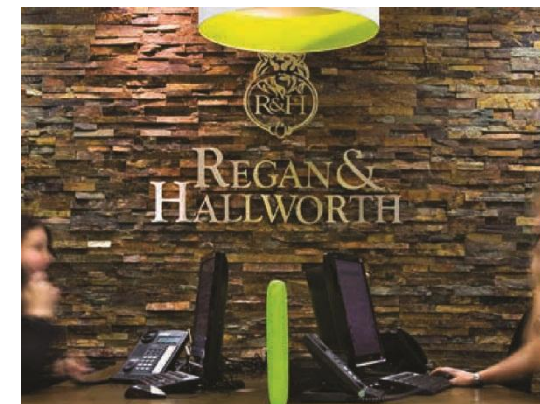


1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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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