

TO LET

Apartment 4, 482 Bolton Road, Aspull , WN2 1PX

REGAN & HALLWORTH
The Professional Estate & Letting Agents



Apartment 4, 482 Bolton Road, Aspull , WN2 1PX

Exceptional user floor apartment with private balcony and open countryside views



- Exceptional upper floor apartment
- Two great sized double bedrooms
- Balcony with countryside views
- Close to amenities and transport links
- Superb open plan living / dining / kitchen
- Family bathroom and en-suite
- Off road allocated parking
- 584 SQ. FT.

Now available to let and located in the ever-popular, semi-rural village of Aspull, is this deceptively spacious, upper-floor modern apartment. Rivington View is situated along Bolton Road, boasting breathtaking open countryside views towards Rivington from the rear, while offering easy access to local amenities, public transport links, and several major motorway networks.

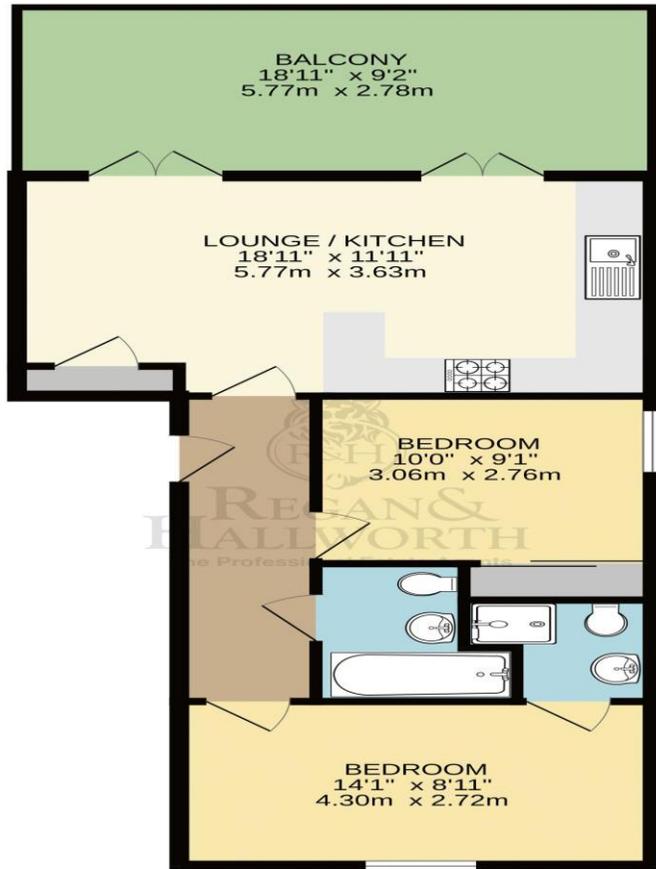
Internally, the spacious accommodation has been finished to a high standard throughout. In brief, the layout comprises a communal entrance hallway, a private apartment entrance hallway, and two fantastic sized bedrooms - with the master bedroom benefitting from an en-suite shower room. There is also a modern fitted family bathroom featuring a WC, sink unit, and a bath with a shower over.

The heart of the home is a superb open-plan living/dining kitchen, where double doors lead out onto a private balcony with stunning open views across fields towards Rivington. The kitchen area itself boasts an excellent range of wall, base, and drawer units, along with integrated appliances and a breakfast bar.

Externally, the property offers allocated off-road parking to the front. Internal inspection is highly recommended to fully appreciate the deceptive size and excellent location of this modern apartment.







TOTAL FLOOR AREA : 584 sq.ft. (54.3 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 endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.
Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.



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