

FOR SALE

APT 6, 40 Bolton Road, Aspull, WN2 1XF



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Outstanding two bed penthouse apartment located in a modern block in Aspull.



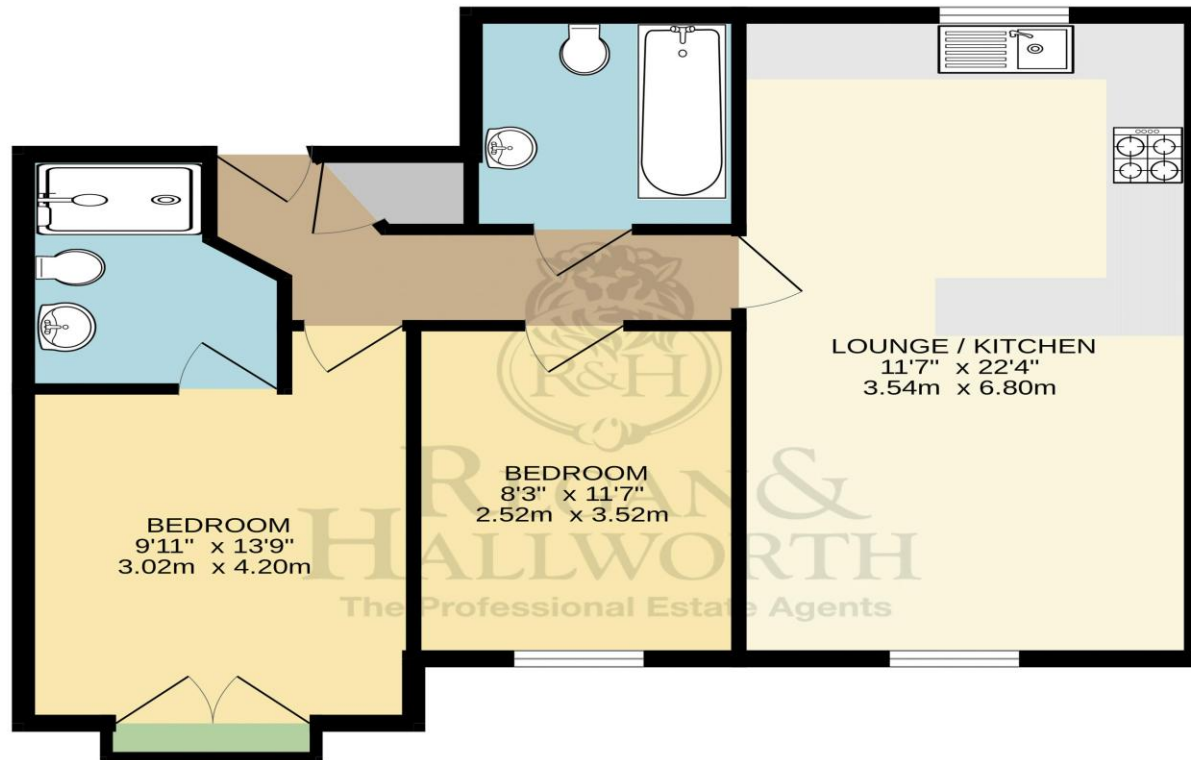
- Modern penthouse apartment
- Modern well equipped fitted kitchen
- Family bathroom and en-suite
- Close to amenities and transport links
- Superb open plan living space
- Two great sized bedrooms
- Secure off road parking
- 632 SQ. FT.

This is a fantastic opportunity to purchase a two bed top floor penthouse apartment located in the heart of Aspull. The apartment enjoys pleasant views overlooking Aspull Green, whilst to the rear is allocated parking via secure, electric gates. Locally, the apartment is set within a prime spot right in the heart of Aspull, a lovely, semi-rural village that sits close to Wigan Town Centre, Haigh Hall Country Park plus motorway links. The apartment would make an excellent first time buyers property given its turn key condition or a great investment opportunity. Internally the property has been finished to an excellent standard with the accommodation briefly comprising of secure entry communal entrance hallway with stairs leading to the top floor, apartment entrance hallway with store cupboard, great sized lounge / sitting room with an open plan kitchen / dining room. There is a large double master bedroom with modern fitted ensuite shower room, great sized second bedroom and then a family bathroom, Externally the property has allocated parking located behind electric gates. Internal inspection is recommended to truly appreciate the property's size, internal condition and great location.





SECOND FLOOR
632 sq.ft. (58.7 sq.m.) approx.

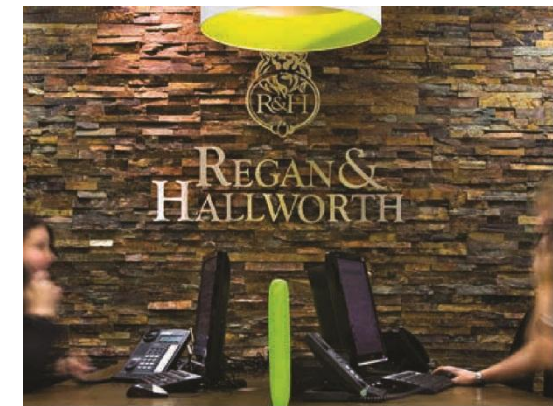


TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.

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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