

FOR SALE

10, Hawkshaw Close, Aspull, WN2 1EJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Stylish modern living in a hidden cul-de-sac, moments from countryside walks and superb commuter links

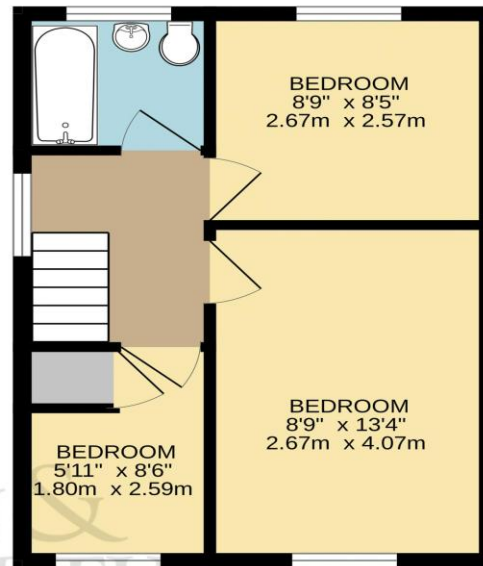
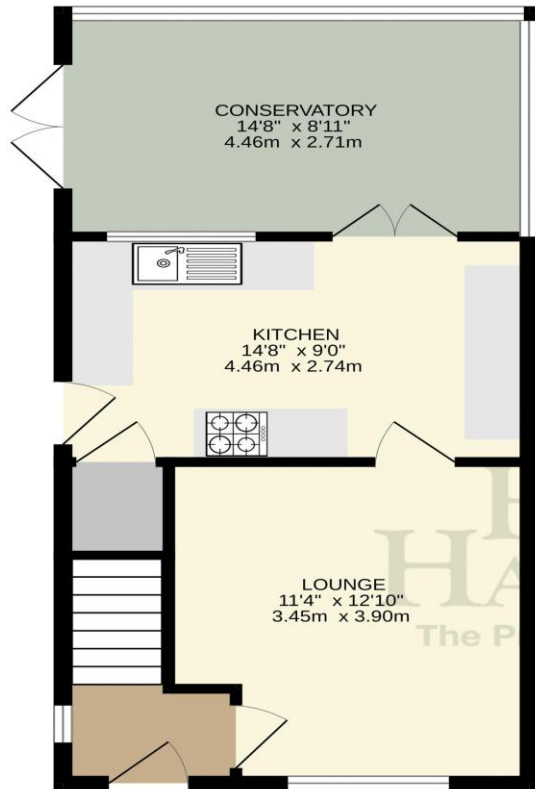


- Stylish three-bedroom semi-detached
- Quiet cul-de-sac setting in Aspull
- Recently updated throughout
- Contemporary kitchen & family bathroom
- Beautiful landscaped garden
- Full-width conservatory to rear
- Extensive driveway parking
- 768 SQ.FT.

Tucked away within a little-known cul-de-sac in the ever-popular village of Aspull, this beautifully presented three-bedroom semi-detached home perfectly blends contemporary style with everyday family living. Recently updated throughout, every room has been freshly decorated to an exceptional standard, complemented by quality flooring and a sleek, modern finish that creates a true move-in-ready home. Designed with modern lifestyles in mind, the property boasts a bespoke fitted kitchen and a recently upgraded family bathroom, both finished with a stylish contemporary feel and serving as standout features of the home. Light-filled living spaces flow effortlessly throughout including a superb full-width conservatory that spans the rear of the property, creating an additional spacious family room with lovely aspects over the rear garden – ideal for relaxing, entertaining or enjoying year-round indoor-outdoor living. Externally, the property continues to impress with a gorgeous landscaped garden providing the perfect outdoor retreat, whilst the extended double driveway to the front alongside an additional side driveway offers ample off-road parking for multiple vehicles. Positioned in a superb location, the home enjoys the best of both convenience and countryside living. Local shops, schools and everyday amenities are all close by, whilst scenic walks along the Leeds & Liverpool Canal, through Borsdane Woods and around Haigh Country Park are just a short stroll away. Wigan town centre is reachable within 10 minutes by car, with the M61 motorway network and Middlebrook Retail Park also conveniently accessible within approximately 15 minutes, making this an ideal base for commuters and families alike.







TOTAL FLOOR AREA : 768 sq.ft. (71.4 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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