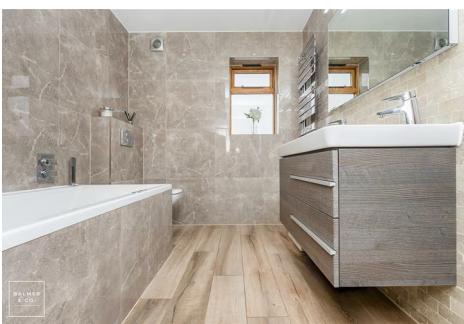
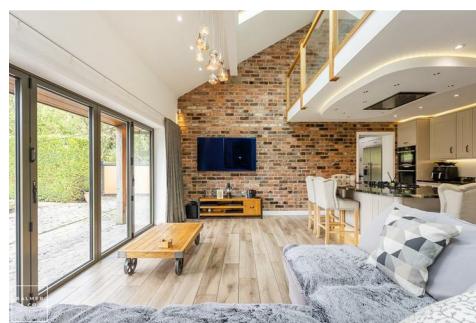


Aspull Common, Leigh, WN7 3PB

£600,000



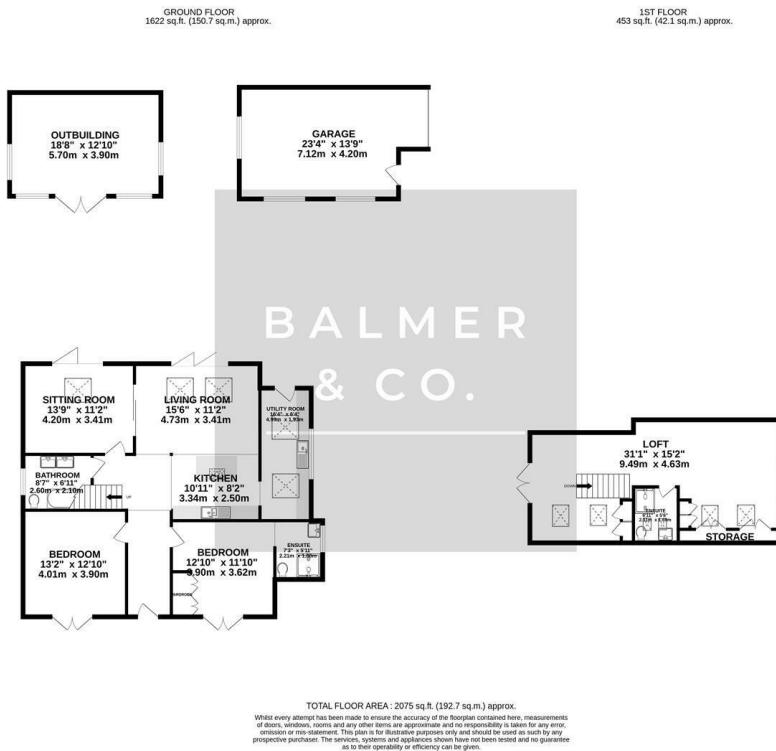
BALMER & CO in LEIGH are delighted to offer FOR SALE this stunning three-bedroom detached family home, set in a desirable semi-rural location close to Pennington Flash Country Park. Offered with no onward chain, this immaculately presented property simply must be viewed to be fully appreciated.

The accommodation comprises an inviting entrance hallway leading to a large open-plan kitchen and sitting room, featuring fully integrated Neff appliances including a hide-and-slide oven, warming drawer, gas hob, wine cooler, hot water tap, and central island. Bi-folding doors open out onto the rear garden, creating a wonderful indoor-outdoor living space. A separate utility room and second sitting room with a multi-fuel fire and sliding doors further enhance the versatility of the ground floor layout.

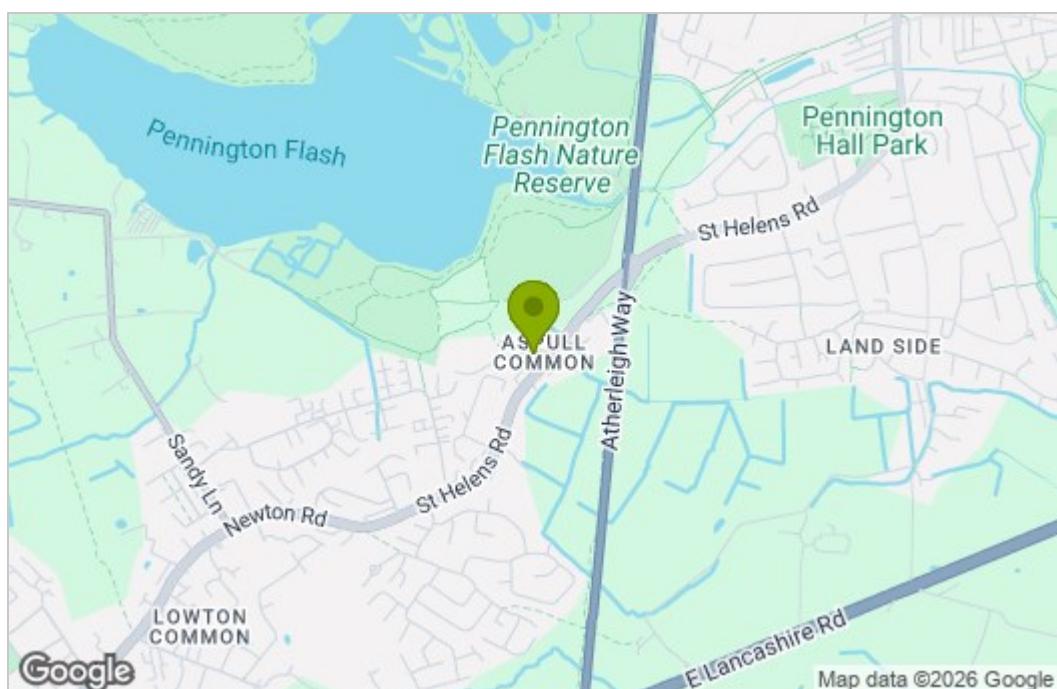
There are two spacious double bedrooms, including one with fitted wardrobes and a stylish en-suite shower room, along with a contemporary three-piece family bathroom finished with Villeroy & Boch wall and floor tiles.

To the first floor is a stunning mezzanine-style master suite, overlooking the living area below. This impressive space offers ample fitted storage, an en-suite shower room, and Velux windows providing plenty of natural light, complete with electric blinds for added convenience.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.