

**TO LET**

52, St. Johns Road, Aspull, WN2 1SS

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents





## 52, St. Johns Road, Aspull, WN2 1SS

*Outstanding three bed semi-detached family home located in the village of Aspull*



- Outstanding semi-detached family home
- Modern fitted kitchen with cooker
- Modern fitted family shower room
- Close to amenities / transport links.
- Excellent sized reception room
- Three good sized bedrooms
- Gardens and driveway
- 1166 SQ. FT.

Now available to let is this stunning three bed semi-detached family home situated in the popular village of Aspull. St. Johns Road boasts excellent access to a range of village amenities, outstanding schools, superb public transport links, motorway networks and is just a short drive to Horwich, Bolton and Wigan.

Internally the property has been finished to an exceptionally high standard giving it a very modern and contemporary feel with accommodation set over two floors. In brief the accommodation comprises of entrance hallway, beautifully fitted kitchen offering a range of wall, base and drawer units along with cooker and hob, excellent sized lounge / sitting room with patio doors leading through to a large conservatory with doors leading out onto the gardens. Up on the first floor the centrally located landing area gives access to two large double bedrooms to the front of the property, a single bedroom to the rear and then a modern fitted family bathroom with corner shower unit. This modern home also benefits from double glazed windows and doors and gas central heating powered by a combi boiler.

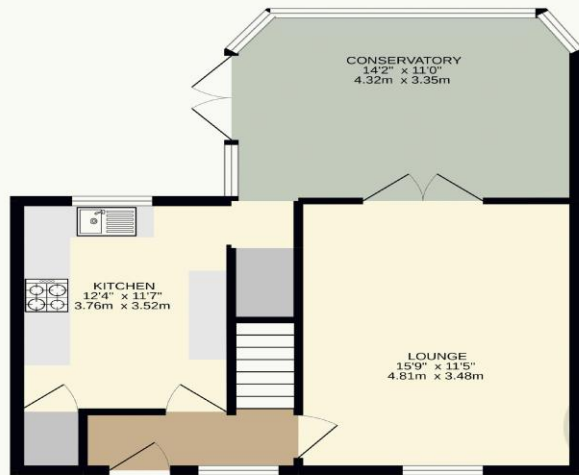
Externally the property has a driveway and garden area, to the rear there is a large patio area, lawn and then garage at the far end. Internal inspection is highly recommended to fully appreciate the deceptive size, outstanding finish and excellent location.



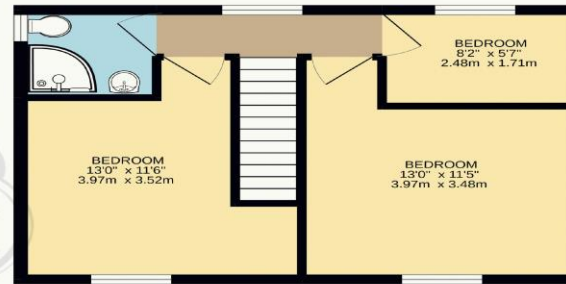




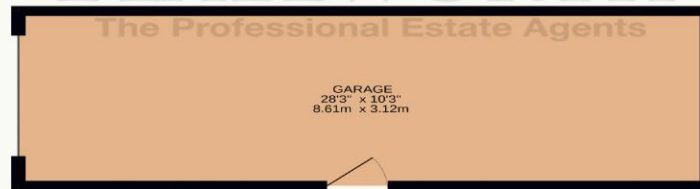
**GROUND FLOOR**  
515 sq.ft. (47.8 sq.m.) approx.



**1ST FLOOR**  
362 sq.ft. (33.7 sq.m.) approx.

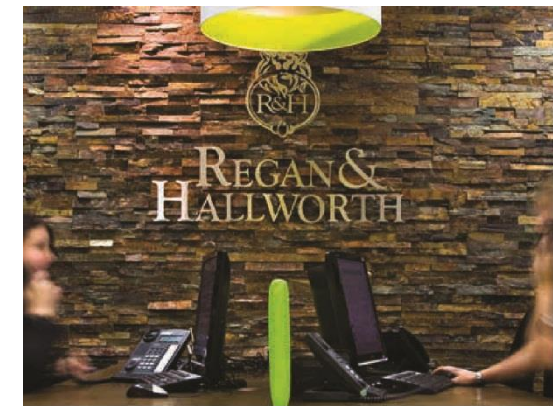


**GARAGE**  
289 sq.ft. (26.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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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