

TO LET

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

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



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



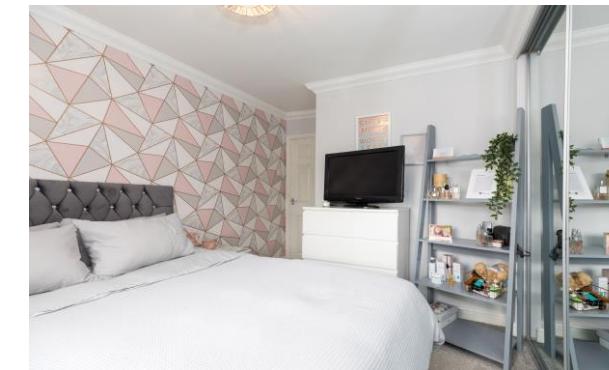
- Outstanding semi-detached family home
- Modern fitted kitchen with cooker
- Modern fitted family shower room
- Close to amenities / transport links.
- Excellent sized reception room
- Three good sized bedrooms
- Gardens and driveway
- 1166 SQ. FT.

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.



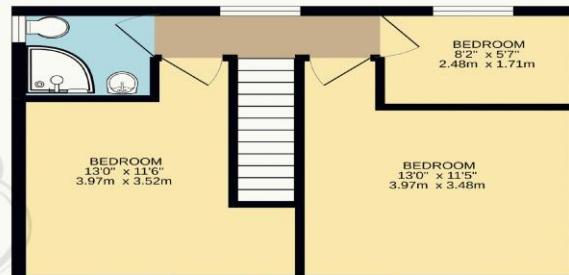


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GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



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



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

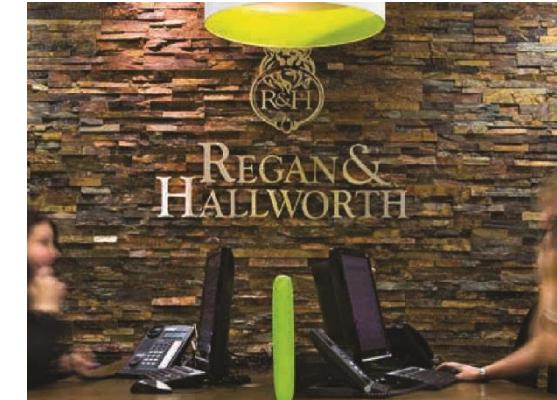


TOTAL FLOOR AREA : 1166 sq.ft. (108.3 sq.m.) approx.

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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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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