

TO LET

Sennicar, Haigh Hall Court, Haigh Road, Aspull, WN2 1YA

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



Sennicar, Haigh Hall Court, Haigh Road, Aspull, WN2 1YA

A ground floor 2 bed apartment with private entrance

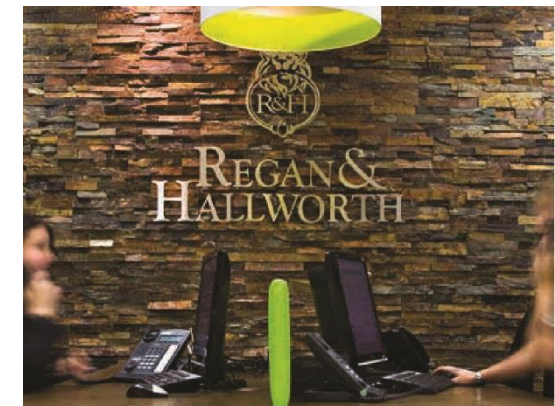
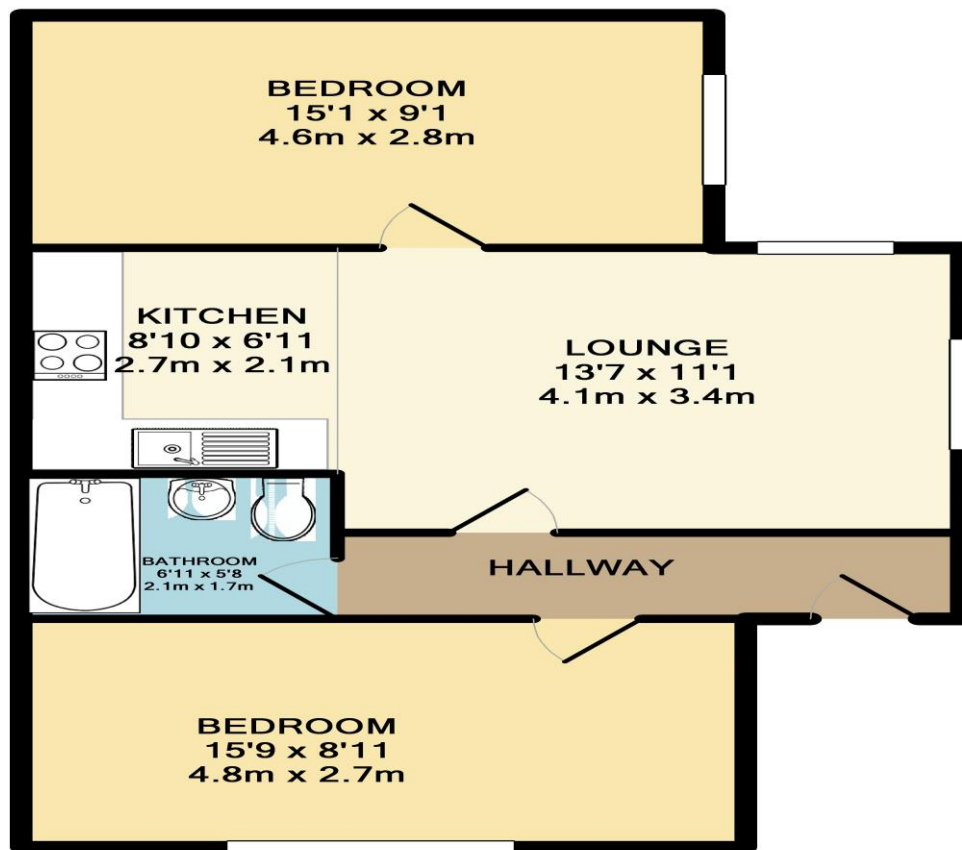


- Stunning apartment development
- Ground floor and private entrance
- Modern bathroom
- Borders Hall Haigh County Park
- Two good sized bedrooms
- CCTV & security alarm system
- Designated parking space
- 573 SQ.FT.

This ground floor two bedroom apartment offers a unique lifestyle living experience in a location second to none opposite Haigh Hall Country Park and boasts a contemporary & high specification interior including private parking, security intercom & full CCTV coverage. Different than most other apartment blocks in the Wigan area, the ground floor apartments all have spacious, individual layouts and their own private entrances. The property is situated only a short stroll from the stunning Haigh Hall Country Park and whilst enjoying a semi-rural location, it is far from remote with local shops and amenities all within easy access, whilst the bustling towns of Wigan and Bolton are also within a short drive. For the commuter, both the M6 and M61 motorways are easily accessible within a few minutes, ensuring that major commercial centres such as Manchester and Liverpool are all within a reasonable commute. 'Sennicar' is a two bed ground floor apartment warmed by gas central heating and featuring its own private entrance and a welcoming entrance hallway proceeding into the impressively proportioned 20' open plan lounge/dining room/kitchen with inset spotlighting. The kitchen area is fitted with a contemporary range of wall and base units in white with complimentary tiling and contrasting laminated wooden work surfaces, and equipped with a range of integrated appliances including electric oven, halogen hob and extractor canopy. The two double bedrooms are both equally proportioned, ensuring that there is plenty of space for guests and the front-facing bedroom features a fabulous large picture window which bathes the room in natural light. The accommodation is completed by the bathroom, which has attractive tiling to the walls and floor and fitted with a contemporary three piece suite in classic white with chrome-effect fittings, comprising of vanity wash hand basin, WC and tiled bath with overhead rain shower.







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TOTAL APPROX. FLOOR AREA 573 SQ.FT. (53.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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