

FOR SALE

30, Kirkwood Close, Aspull, WN2 1DZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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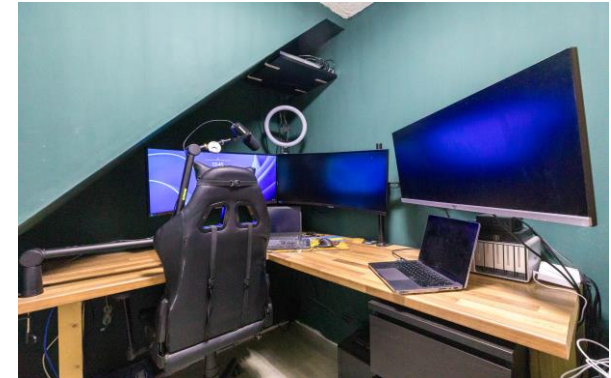
30, Kirkwood Close, Aspull, WN2 1DZ

Stunning detached family home offering a generous 1150 SQFT of much improved living space.

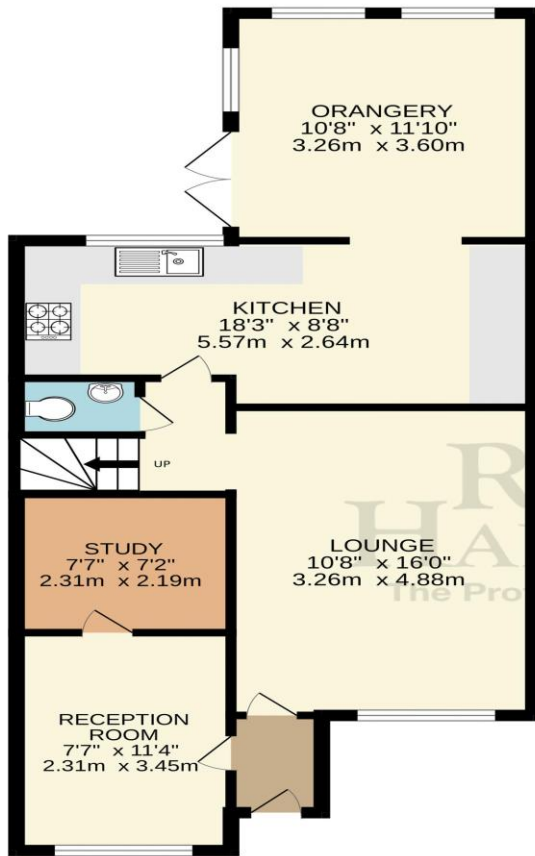


- Stunning detached home
- Sleek, glass roof orangery
- Impeccably presented throughout
- Quiet cul-de-sac position
- 3 double bedrooms
- Upgraded remodelled family bathroom
- Pretty, sunny rear garden
- 1150 SQFT

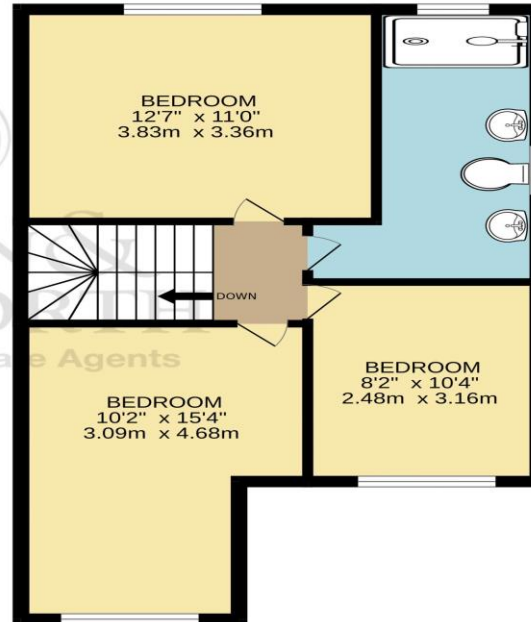
Enviably located on the hugely popular Kirkwood Close, a stunning modern development ideally located for Aspull Village & Haigh Hall Country Park - this significantly improved 3 bed detached family home also enjoys one of the best spots, tucked right in the corner of the close & benefiting from a sunny rear plot & a beautifully landscaped garden. The largest style of 3 bed built here, internally, the whole house is immaculately presented, with a stylish contemporary finish which will definitely appeal to today's modern buyers. A superb rear orangery, quality fitted kitchen & newly installed bathroom, mean that this exceptional family home must be viewed internally to be appreciated. Furthermore, our clients have recently remodelled the upstairs, adding new floors everywhere, redecorating & skimming ceilings. They have added smart shutter blinds, new oak internal doors & landscaped gardens to both the front & the rear. The ground floor in brief offers a porch with wc / cloaks, a home office / second reception room, main front lounge, a modern fitted kitchen and the large rear orangery with glass roof & polished porcelain tiled floor. Upstairs, there are three generous double bedrooms (a feature of this particular style of home) and a much larger than average contemporary shower room. Externally, the rear enclosed garden is private and has been beautifully landscaped & comprises a decked patio area with quality synthetic lawn & new fencing, making it perfect for entertaining or for families to enjoy. To the front is a concrete imprint driveway with off road parking. Early viewings are highly recommended on this stunning family home.



GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

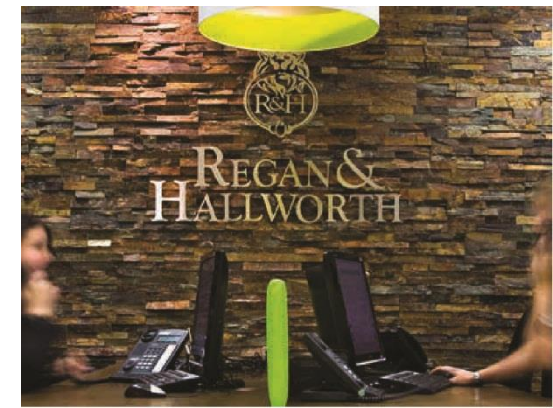


1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.9 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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