



4 Mill Court

Aspull, Wigan, WN2 1RB

Offers Over £415,000



Sapphire Homes are delighted to offer For Sale this wonderfully presented 4 bedroom detached family home that is positioned in a much sought after cul de sac in a popular residential location and offers close proximity to local schools, amenities and transport links as well as beautiful countryside walks within a few minutes of the property. In brief the accommodation comprises of a welcoming entrance / hallway which provides access to a downstairs cloakroom / W.C and there is a well proportioned sitting room to the front elevation with double doors leading to large open plan kitchen / dining / family room which has a range of modern units, worktops to compliment and there are double French doors which lead to the rear garden. The hallway also provides access to a utility room with door leading to the side elevation. To the first floor the landing provides access to four generous bedrooms and there is a modern family bathroom with three piece suite in white. The master bedroom also benefits from a modern ensuite shower room and fitted robes. The property is warmed by Gas Central Heating and also boasts UPVC double glazing and a modern tasteful décor throughout. Externally, the property is positioned within a quiet cul de sac and enjoys a sunny and private rear aspect with views on to local countryside with a small brook beyond the boundary wall. The garden has a generous established lawn, two patio areas and a brick perimeter wall with access to the side elevation. To the front elevation there is a driveway providing ample off road parking which leads towards a detached garage and there is a small lawn and well stocked borders. The property is perfect for a family and early internal viewings are encouraged to appreciate in full.



GROUND FLOOR

- Entrance / Hallway
- W.C.
- Lounge
- Kitchen / Dining / Family Room
- Utility Room

FIRST FLOOR

- Landing
 - Bedroom 1
 - Ensuite
 - Bedroom 2
 - Bedroom 3
 - Bedroom 4
 - Bathroom
- EXTERNAL
- Rear Garden
 - Detached Garage

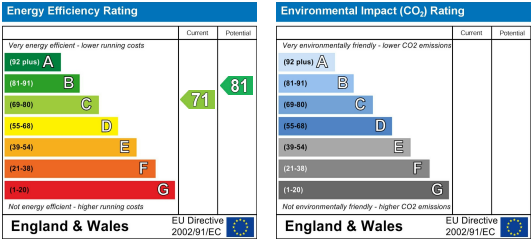
Area Map



Floor Plans



Energy Efficiency Graph



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 a 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 relation to the property.

