The Old School House, 254 Withington Lane, Aspull, WN2 1JA
A large, period home with detached double garage set in wonderful gardens

£575,000

- Character family home
- Large reception rooms
- Rural outlook over greenbelt
- Impressive dining kitchen
- Five bedrooms
- Expansive gardens
- Double garage
- 2296 SQ.FT

www.reganandhallworth.com
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A large, period home with detached double garage set in wonderful gardens

The Old School House is a fantastic family home with a rich history; parts of the original house date back to Elizabethan times around 1585. Over the years there have been several additions to the home, helping create a wonderfully fascinating family home that now extends to a very generous 2296 sq.ft. The most recent addition is the excellent double garage and well appointed workshop, built to a very high standard that could be converted into a separate granny annex. Set in quarter of an acre the sunny garden plot isn’t overlooked and backs directly onto rural greenbelt. There are three well fenced fields totalling one acre suitable for grazing or a small holding. Given the space and rural outlook The Old School House offers a real lifestyle choice, perfect for buyers with outdoor pursuits. The location is also a little quirky, sitting along a private country lane accessed over the Leeds-Liverpool canal or from Hall Lane by way of a gated road. This part of Withington Lane is rural, yet not isolated as it is also very accessible for local motorways. The home offers a flexible layout that can also accommodate a ground floor bedroom if required. There are four generous sized reception rooms, five first floor bedrooms including four double sized rooms, two bathrooms and a large dining kitchen and pantry with utility including wc. The gardens really help this property stand out from the crowd; they wrap around the property with expansive lawns and fruit trees. The immediate neighbouring properties are also of a high calibre.
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 by us 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 Lancs: 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.
If you would like to arrange a viewing of this property please contact one of our three local showrooms. Additional information on this property is available at www.reganandhallworth.com

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