



## 38a Bolton Road, Aspull

£325,000 Freehold

Four bedrooms • Beautiful detached property • Highly prized location • Orangery • En suite to master bedroom  
• Perfect family home • Council tax band D • EPC- tbc

Beautiful 4-bed detached home in Aspull with spacious living areas, ideal for families. Close to schools, amenities, transport links, and Haigh Country Park. Modern kitchen, luxury jet bath, en suite, large garden. Early viewing recommended!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

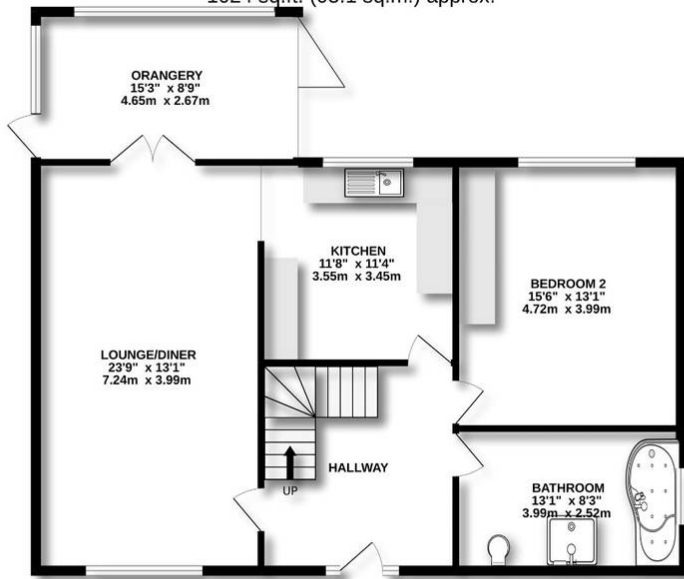


- › Four bedrooms
- › Beautiful detached property
- › Highly prized location
- › Orangery
- › En suite to master bedroom
- › Perfect family home
- › Council tax band D
- › EPC- tbc

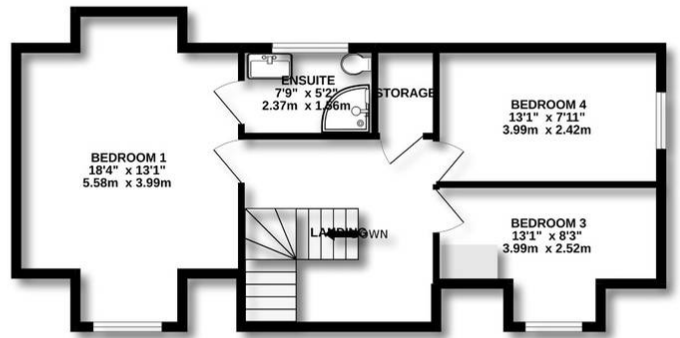




**GROUND FLOOR**  
1024 sq.ft. (95.1 sq.m.) approx.



**1ST FLOOR**  
580 sq.ft. (53.9 sq.m.) approx.



**TOTAL FLOOR AREA: 1604 sq.ft. (149.0 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.  
Made with Metropix ©2022

You can include any text here. The text can be modified upon generating your brochure.