

**BerkeleyShaw**

## 8 St. Marys Road, Wigan, WN2 1SL

### Offers Over £230,000

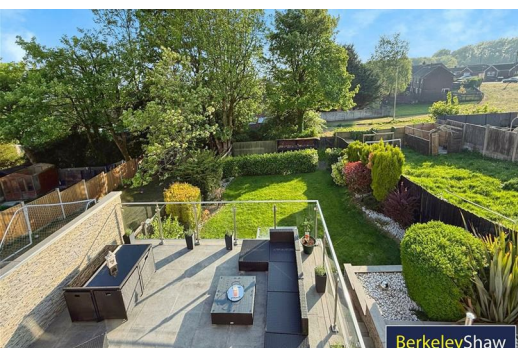
**\*\*NO CHAIN\*\***

A Truly Stunning, High-Specification Home in the Heart of Aspull – No Chain

This immaculate and stylish three-bedroom semi-detached residence is a real gem, offering high-quality finishes throughout and situated in the sought-after village of Aspull. Beautifully presented and thoughtfully designed, this property is perfect for modern family living and those who love to entertain. The show-stopping feature of the home is undoubtedly the open-plan kitchen and dining area – a true 'WOW' factor space. With sleek, contemporary fittings, a breakfast bar for casual dining, and BI-FOLD doors opening onto a raised glass-fronted terrace, this area seamlessly blends indoor and outdoor living. The terrace, complete with a tranquil water feature and far-reaching open views, leads down stone steps to a generously sized garden and wood storage area – perfect for summer gatherings.

The property also benefits from a cosy separate reception room with a charming log burner for those snug winter evenings, as well as a formal dining room ideal for entertaining. The essential downstairs WC and under-terrace storage area – ideal for bikes, gardening equipment or even a HOME GYM – complete the ground floor.

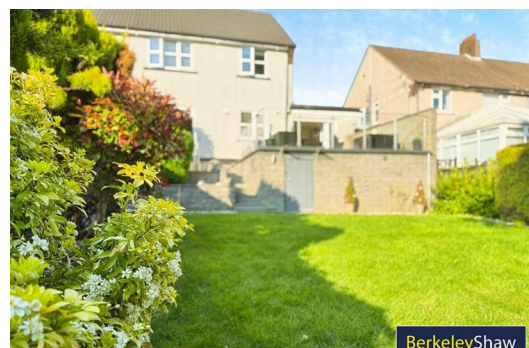
Upstairs, you'll find a luxurious boutique hotel-style bathroom with a full-size bath, overhead shower, and vanity storage. A separate WC with concealed plumbing adds further convenience. Three well-proportioned



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## Hall

## Open-Plan Kitchen

9'10" x 9'10" (3.0 x 3.0)

## Dining Area

13'1" x 8'10" (4.0 x 2.70)

## Lounge

12'1" x 11'9" (3.70 x 3.60)

## Dining/Sitting Room

11'9" x 9'10" (3.60 x 3.0)

## Downstairs WC

## Bathroom

6'2" x 4'7" (1.90 x 1.40)

## Bedroom 1

11'9" x 11'5" (3.60 x 3.50)

DOUBLE

## Bedroom 2

11'9" x 9'10" (3.60 x 3.0)

DOUBLE

## Bedroom 3

9'10" x 7'2" (3.0 x 2.20)

SINGLE

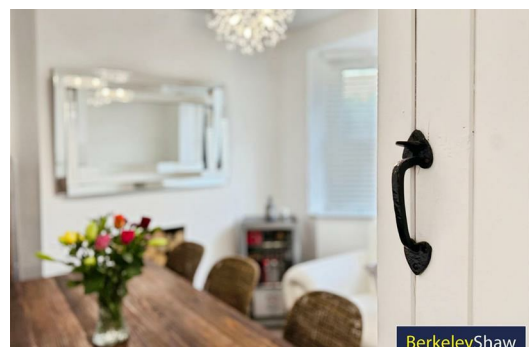
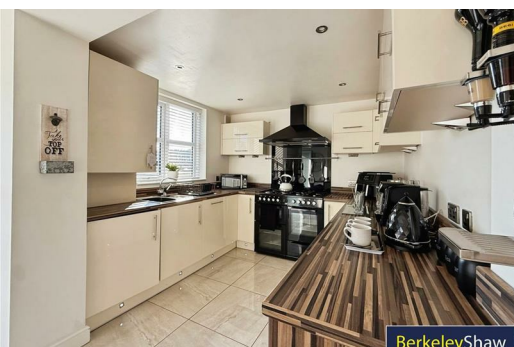
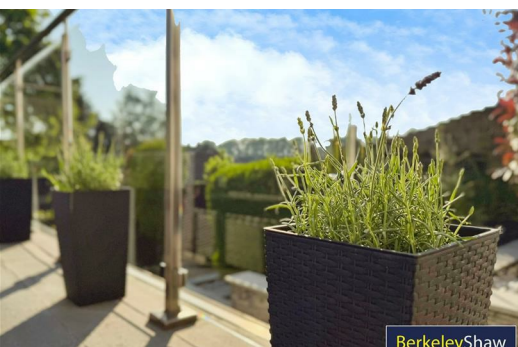
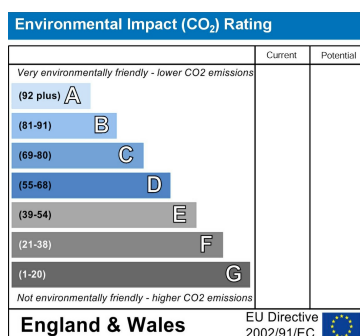
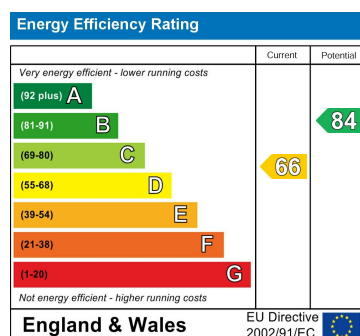
## GYM/Under Terrace Storage



TOTAL FLOOR AREA: 1007 sq ft. (93.6 sq m.) approx.

While every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, wall, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan, like all plans, is for guidance only and should be used in conjunction with the property. The information is given as a guide only and does not constitute any guarantee as to its accuracy or efficiency can be given.

Notes with telephone 0202



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

