



Higham  
Estate Agents



## 6 Belmont Drive

Aspull, Wigan, WN2 1YZ

**£180,000**

HIGHAM ESTATE AGENTS are delighted to present a two-bedroom semi-detached bungalow for sale, available with no onward chain.

This desirable property is conveniently located for easy access to Wigan Town Centre and is just a short walk from local shops and amenities. Furthermore, it is situated within close proximity to the beautiful Haigh Country Park.

- Two Bedroom
- Semi Detached Bungalow
- Driveway Parking
- Detached Single Garage
- Lovely Rear Garden
- No Onward Chain
- See Description for Tenure Details
- Wigan Council Tax Band B

### Viewing

Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.



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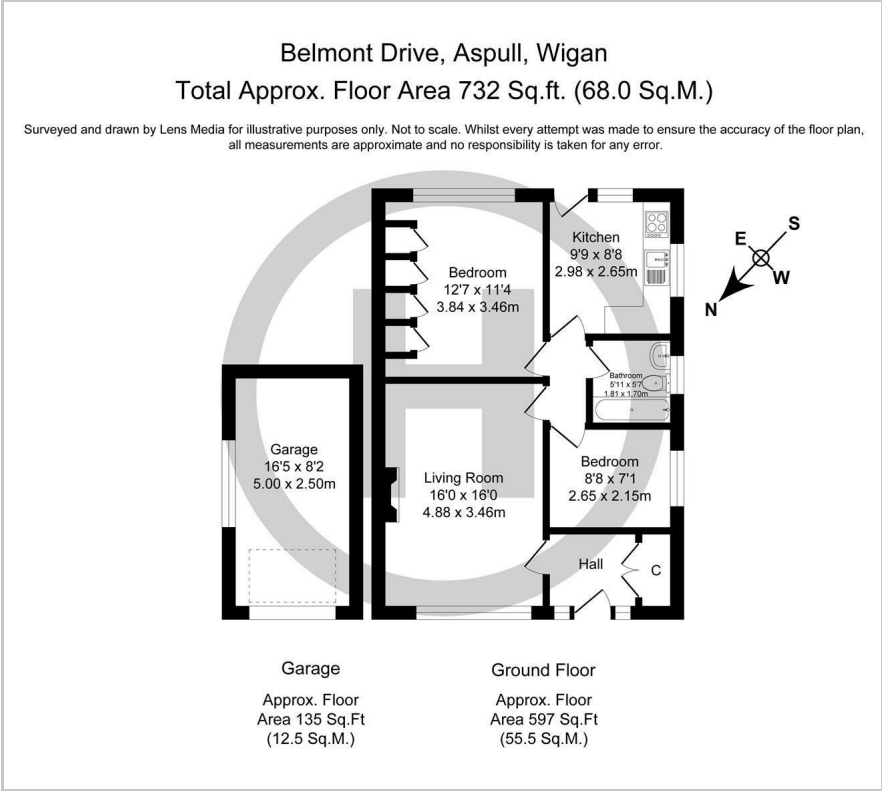


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Floor Plan



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



**Property Description**

The property features an entrance hallway complete with a storage cupboard and a door that leads into the sitting room. This spacious area is generously sized, showcasing a front-facing window and a charming feature fireplace, along with an additional internal door that opens into a hallway.

This hallway provides access to a well-proportioned bedroom located at the front with a side window, a three-piece family bathroom featuring half-wall tiling and a side-facing window, a sizable master bedroom with a rear-facing window and fitted storage, and another door leading to the kitchen. The kitchen is situated at the rear, offering dual-aspect windows on both the side and rear, along with an external door. It also includes a good selection of wall and base units, providing ample space for free-standing appliances and a breakfast area.

The exterior of the property features a welcoming front lawn and a driveway that extends alongside the house to a detached single garage, perfect for storage. A gate offers convenient access to the spacious rear garden, which is thoughtfully divided into sections that include both patio and lawn areas.

The property is of traditional construction, boasts full UPVC double glazing and is warmed by gas central heating. Please note, the current owner has advised the property is freehold however as the property awaits first registration we are unable to confirm this and therefore, we recommend consulting your legal representative for confirmation on this matter.

**Additional Information**

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 statements of 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 respect of the property.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Higham Estate Agents.

Money Laundering Regulations - At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your co-operation to ensure there will be no delay in agreeing and progressing with the sale.

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