







## 504 Bolton Road, Aspull, Wigan, WN2 1PX

Nestled on Bolton Road in the charming village of Aspull, Wigan, this delightful house offers a perfect blend of comfort and convenience. As you enter through the inviting front porch, you are welcomed into a spacious living room, ideal for relaxation and entertaining. The property boasts two well-proportioned bedrooms, with the main bedroom featuring built-in wardrobes for ample storage. The second bedroom presents a stunning view of the picturesque Rivington and Blackrod, making it a serene retreat.

The dining area flows seamlessly into the kitchen, creating a warm and inviting space for family meals and gatherings. The modern bathroom adds a touch of contemporary elegance, ensuring that your daily routines are both comfortable and stylish. Outside, the shared garden provides a lovely area for outdoor enjoyment, complemented by a convenient storage area. Additionally, the front courtyard offers a charming entrance to the home.

Situated in a popular area, this property is surrounded by excellent schools, making it an ideal choice for families. With its appealing features and prime location, this house on Bolton Road is a wonderful opportunity for those seeking a welcoming home in Aspull.

## **Front Court Yard**

**Rear Garden** 

**Kitchen** 

**Living Room** 

**Dining Room** 

**Bathroom** 

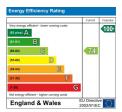
**Main Bedroom** 

2nd Bedroom

**Rear View** 

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of  $1\frac{1}{2}$  times the monthly rent, the first months rent in advance and an administration fee.



## **Directions**