

135, Wigan Road, Aspull, WN2 1DP



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Charming and Spacious End Terrace with No Chain.



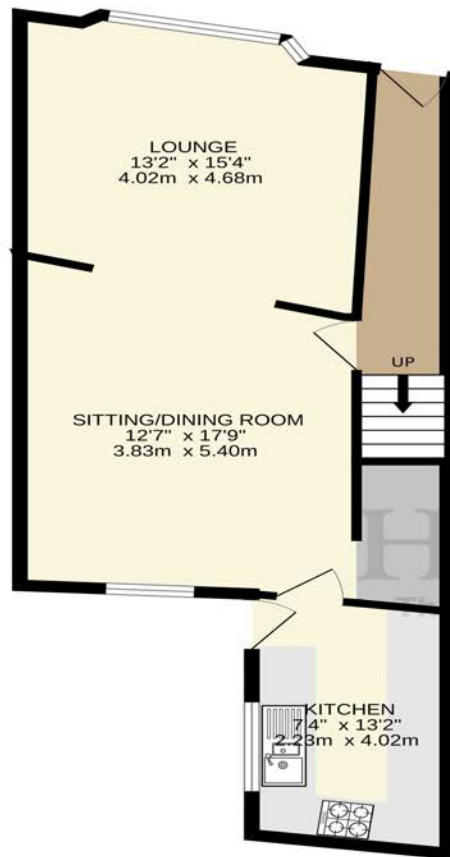
- Eye-catching 3 bed end terrace
- Generous garden plot to rear
- Two spacious reception rooms
- Four piece bathroom suite
- Large characterful accommodation
- Off road parking to rear
- Kitchen with integrated appliances
- 1077 SQ.FT. / No chain

Offered to the market with the added benefit of no onward chain and boasting an impressive 1,077 sq. ft. of living space, this characterful end-terrace property is enviably located along a highly prized main road position that rests in a pretty canal side setting close to Wigan Town Centre and motorway links. This stunning terrace home stands out for its generous proportions, tall ceilings, and stylish interior design, perfectly blending original period features with contemporary updates. Ideal for a variety of buyers — especially families seeking an affordable yet distinctive home they can move straight into. Perfectly presented to highlight its original charm, the property offers a seamless mix of old and new with accommodation comprising: A welcoming entrance hallway leading into a spacious open plan layout comprising a lounge with a striking bay window, feature fireplace, and multi-fuel stove plus a dining room seamlessly linking a sleek, modern kitchen fitted with a range of integrated appliances including double electric ovens, microwave, gas hob with extractor, dishwasher, fridge/freezer, and washing machine. Upstairs, a generous landing leads to three well-proportioned bedrooms and a stylish four-piece family bathroom, complete with bath and separate shower. Externally, the home boasts a large plot with a flagged patio, plus the added bonus of additional land to the rear — offering off-road parking and further garden space with plenty of potential. The front garden is also designed for ease of upkeep, adding to the home's kerb appeal. Located within walking distance of local shops, schools, and the scenic canal, the property offers a convenient and attractive lifestyle in a sought-after area. Early viewing is highly recommended to truly appreciate the space, charm, and potential this unique family home has to offer.

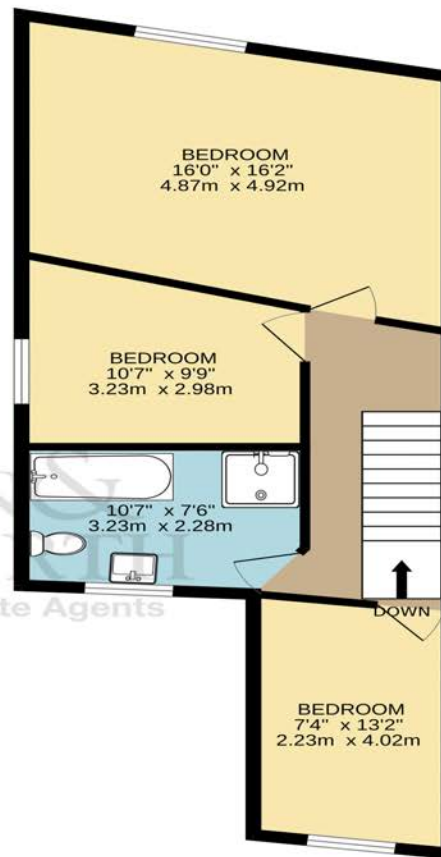




GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 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.
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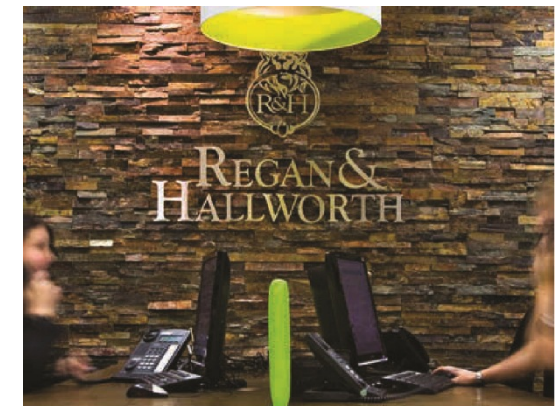
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given 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 Lancashire:** 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.



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