



Breakey & Co



Yellow Brook Close, Aspull

£250,000

- Three bedrooms
- Beautifully presented throughout
- Driveway
- Corner plot
- Highly prized location
- Viewings essential
- En-suite to master bedroom
- FREEHOLD
- EPC-



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DESCRIPTION

Resting in the highly prized area of Aspull is this beautifully presented three bedroom semi-detached property on Yellow Brook Close. This property enjoys a corner plot and internally offers an abundance of living space making this the perfect property for first time buyers or families alike. Conveniently the property rests within handy access to schools, amenities, Haigh Hall Country Park and is only a short journey to motorway links. Internally the accommodation is arranged over two floors and in brief comprises of; welcoming entrance hall, a generous sized lounge, fitted kitchen with integrated hob and extractor, W.C. To the first floor the spacious landing grants access to three bedrooms with the master benefitting from its own en-suite. The principal family three piece bathroom completes the first floor. Externally this property offers a beautifully presented rear garden with a patio area fantastic for a spot of al-fresco dining in the sun with friends and family. Other benefits include; driveway, double glazing, FREEHOLD. Early viewings are highly recommended to avoid disappointment on the beautiful home.





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ACCOMMODATION

Lounge 10' 4" x 16' 10" (3.14m x 5.14m)

Kitchen 10' 5" x 9' 0" (3.17m x 2.75m)

Dining Room 7' 11" x 7' 2" (2.41m x 2.19m)

WC 3' 0" x 6' 6" (0.91m x 1.98m)

Bedroom One 10' 4" x 12' 8" (3.14m x 3.87m)

Bedroom Two 7' 9" x 11' 0" (2.37m x 3.36m)

Bedroom Three 7' 3" x 6' 10" (2.21m x 2.09m)

Bathroom 7' 9" x 5' 7" (2.37m x 1.69m)





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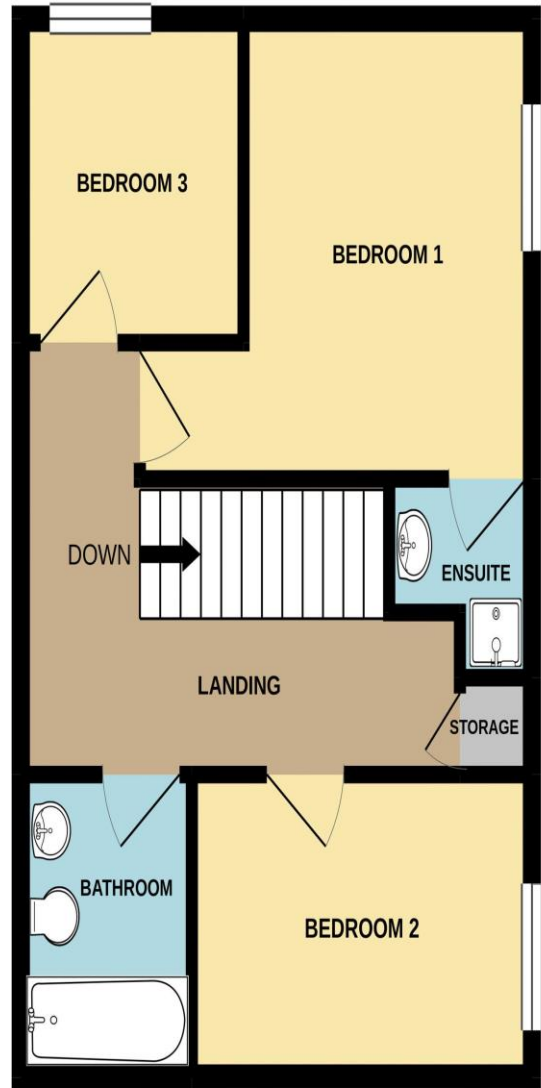
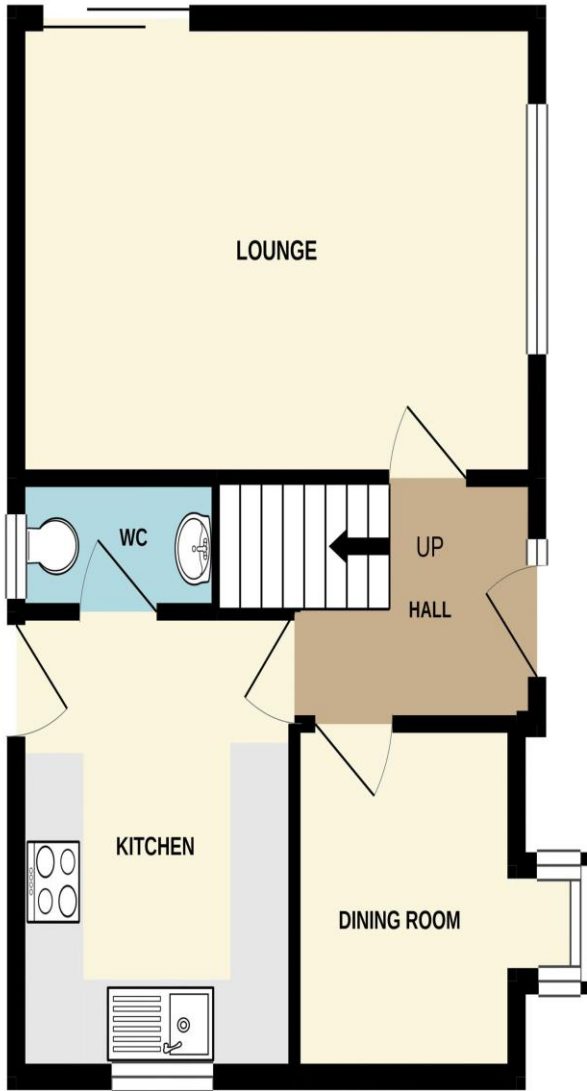




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GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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