



16 St. Marys Close, Wigan, WN2 1RL

Price £200,000



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Welcome to Your New Bungalow Home in Aspull

Discover the perfect balance of comfort and convenience at this delightful two-bedroom detached bungalow, nestled in the peaceful community of St Marys Close in Aspull, Wigan. Priced at £200,000, this property offers the ideal setup for those looking to enjoy the benefits of single-level living without sacrificing the perks of a prime location.

Designed for Comfort and Accessibility

Step into a welcoming entrance hall that leads you into a generously sized living room, bathed in natural light, creating an inviting atmosphere for both relaxation and entertaining guests. The adjacent conservatory offers a picturesque setting to enjoy the views of the meticulously maintained garden, regardless of the weather.

Functional Living Spaces

The home features a well-equipped kitchen with modern appliances, ample storage space, and convenient access to the side of the property. The cosy lounge area is perfect for intimate family dinners or a quiet evening at home.

Restful Accommodation

This bungalow includes two cosy bedrooms, each designed with comfort in mind. The master bedroom boasts built-in wardrobes and a dressing table, while the second bedroom offers direct access to the conservatory, enhancing the living space with beautiful garden views.

Family-Friendly Bathroom

The family bathroom is well-appointed with a three-piece suite including a WC, sink, and bath with an overhead shower, ensuring functionality and convenience for all residents.

Outdoor Living

Enjoy the private, low-maintenance garden that captures the sun throughout the day, providing a tranquil space for outdoor activities or simply a peaceful retreat. The garden is complemented by a flagged area perfect for summer furniture, alongside potted flowers adding a touch of nature's beauty.

Convenient Location

Located just a 5-minute drive from Middlebrook Retail & Leisure Park, the property affords residents quick access to a wide range of shopping, dining, and entertainment options. Commuters will appreciate the easy access to major motorways, providing efficient routes to Manchester, Preston, and Blackpool.

Investment in Quality Living

This bungalow is an exceptional opportunity for those seeking a manageable yet spacious living arrangement. It is ideally suited for individuals looking to downsize, or anyone who values the convenience of bungalow living in a desirable location.

Council Tax

Band B.

Tenure

We have been advised by the Vendor that the property is FREEHOLD.

Entrance Hallway

Carpeted area with access to the bedroom, living area, and bathroom. Loft access. Airing cupboard housing the emersion heater.

Lounge

17'6" x 10'5" (5.34m x 3.18m)

Carpeted flooring, double glazed window, gas fire with fire surround, central heating radiator.

Kitchen

14'7" x 6'0" (4.46m x 1.84m)

Kitchen wall and base units, with space for washing machine and dryer, central heating radiator, access to the side of the property, laminate flooring, oven, gas hob with cooker hood above, splashback, double glazed window, sink with mixer taps, some kitchen cupboards house the boiler.

Conservatory

8'5" x 10'0" (2.58m x 3.07m)

Tiled flooring, electric plug sockets, doors providing access to the back garden.

Bedroom One

13'1" x 8'11" (4.00m x 2.73m)

Fitted wardrobes, central heating radiator, double glazed window, carpeted flooring, built-in dressing table

Bedroom Two

13'1" x 7'5" (3.99m x 2.28m)

Central heating radiator, carpeted area, double doors with access to the conservatory

Bathroom

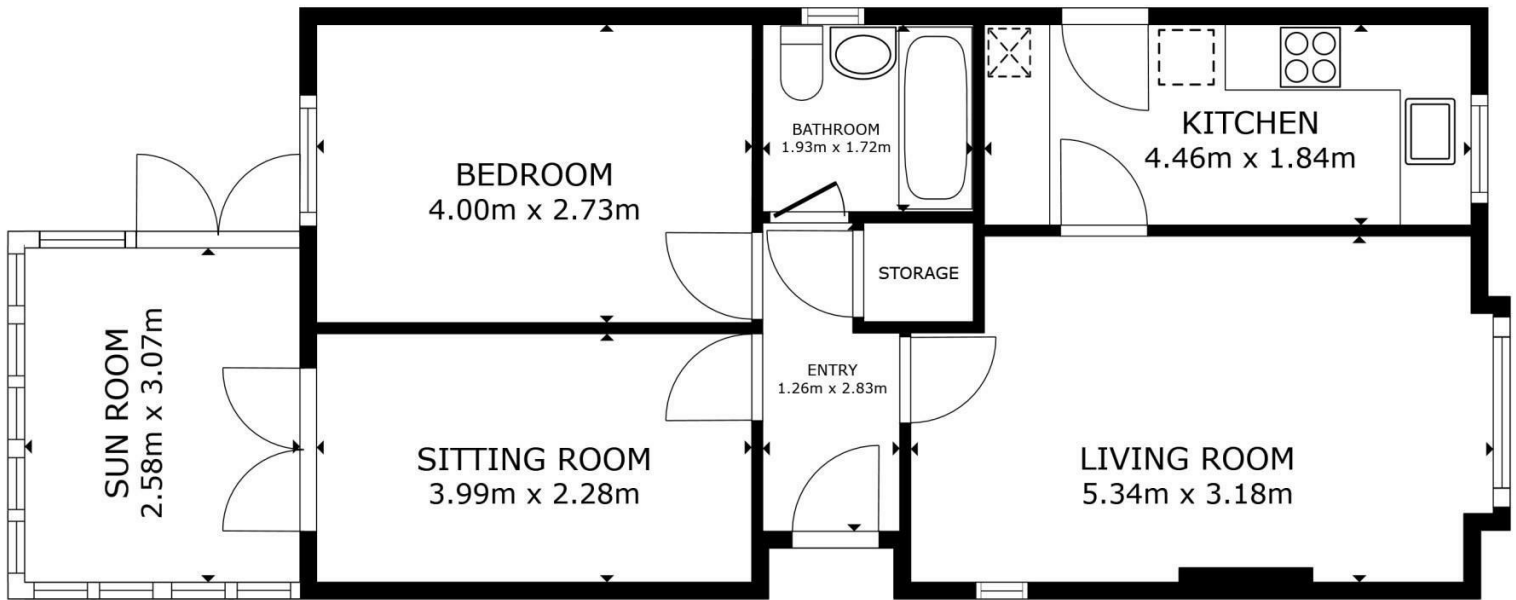
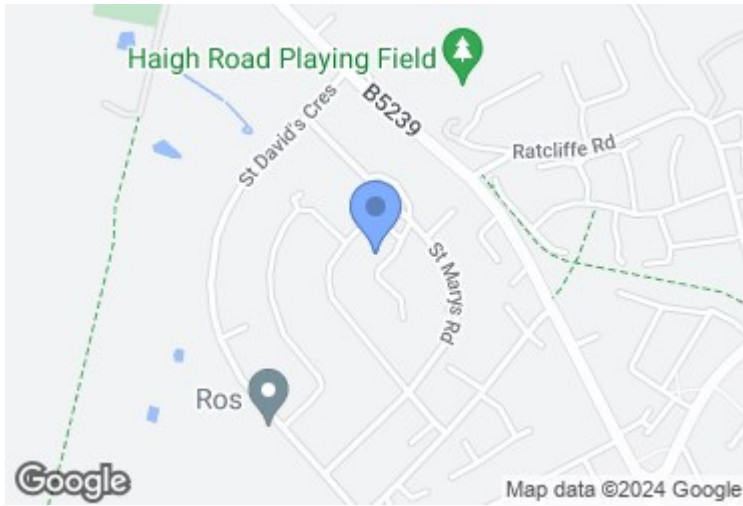
6'3" x 5'7" (1.93m x 1.72m)

Laminate flooring, three-piece bathroom, with WC, sink, and bath with shower overhead, tiled walls throughout, double glazed window, towel heater on the wall.

Rear Garden

Low maintenance garden at the back which benefits from the sun during the day, flagged area for the summer furniture, some areas with potted flowers, and fencing throughout with access to the property from the side. It also has a garden with ample space, as well as access to the garage.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	

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