



27 Stanmoor Drive, Aspull

In Excess of **£200,000**



27 Stanmoor Drive

Aspull, Wigan

Charming 2-bed semi-detached bungalow in Aspull. Well-connected location with excellent schools, canal walks, and Haigh Hall nearby. Stylish interiors, low maintenance gardens, ample parking, and garage. Ideal for peaceful living with convenience and natural beauty. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Close to local amenities, schools and excellent motorway links
- Well placed for canal side walks and Haigh Hall Woodland Park
- Offering two reception rooms comprising of lounge plus sitting room
- Fully fitted kitchen with breakfast bar
- Two good sized bedrooms set over two floors for flexible living rooms
- Modern ground floor wet room with three piece suite in white
- Low maintenance gardens to the front & rear with well stocked gardens

Lounge

Kitchen

Sitting room

Bed 1

Bed 2

Bathroom



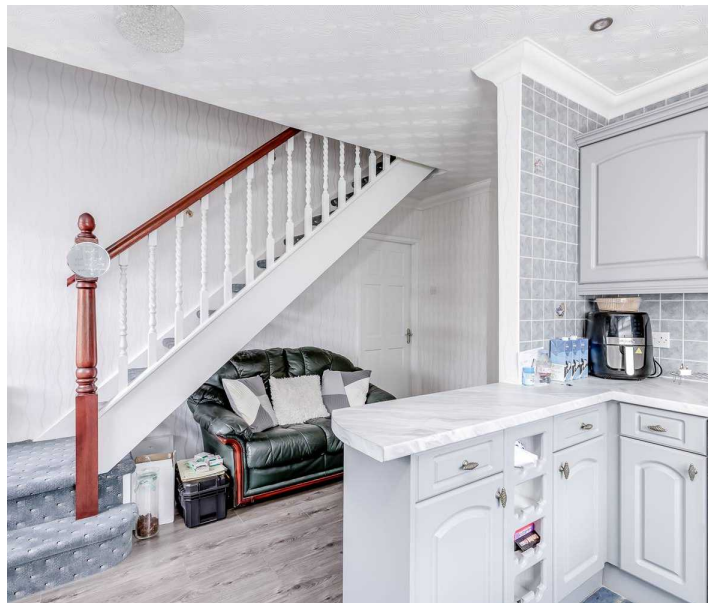


GARDEN

OFF STREET

3 Parking Spaces

Driveway plus detached single garage

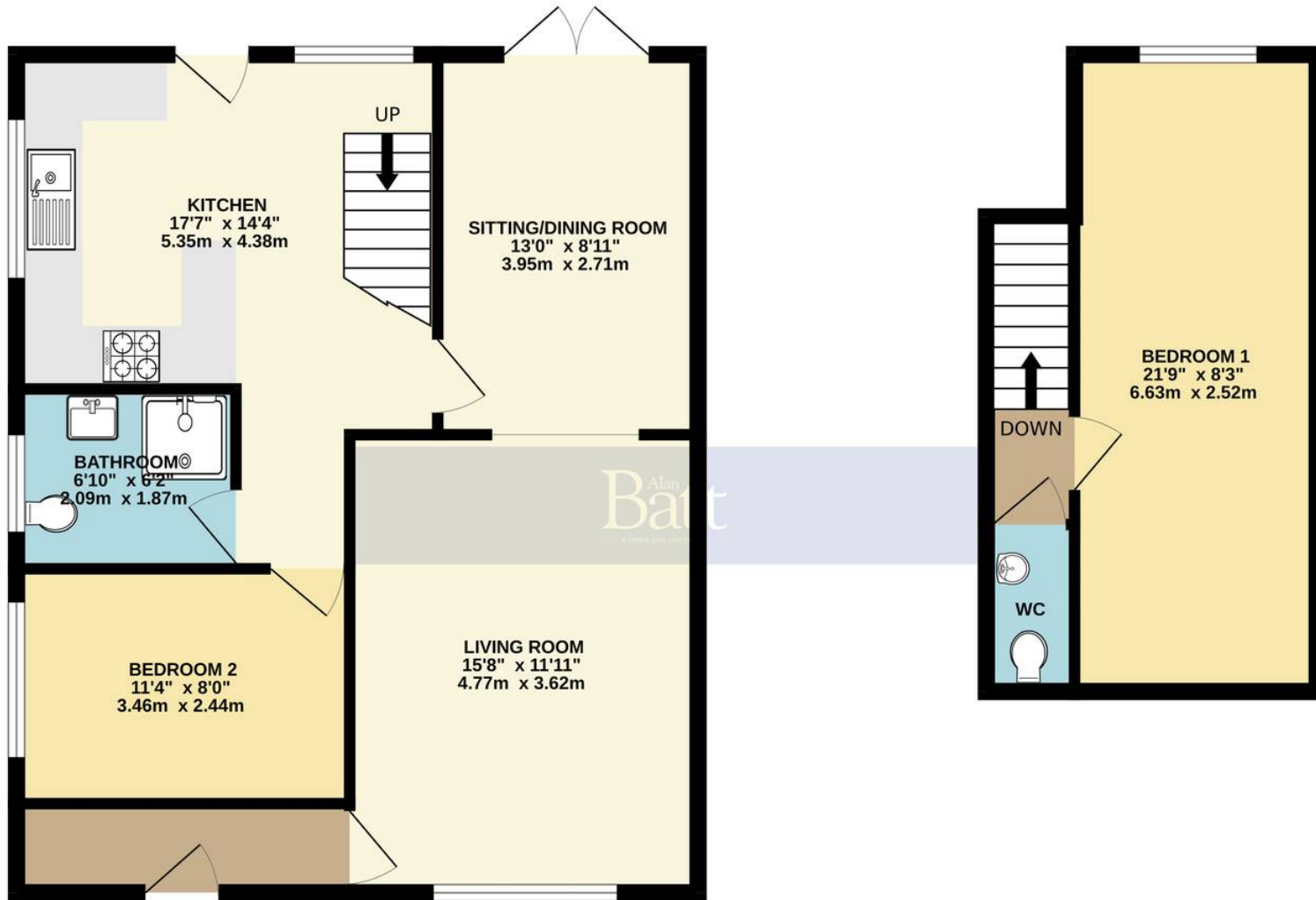






GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.

1ST FLOOR
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 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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B Alan Batt

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