



## Ratcliffe Road, Aspull, Wigan

**Offers Over £199,995**

Ben Rose Estate Agents are delighted to bring to the market this cozy, end-terrace, two bedroom cottage that is located in the village of Aspull, Wigan. This would be an ideal property for a couple or small family. The property is situated only a short drive from local towns in the area and is surrounded by local schools, shops and amenities with fantastic travel links via the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall that leads straight into the lounge. The spacious lounge features a gorgeous, brick-laid fireplace and oak-effect laminate flooring throughout. This then moves through into the beautiful presented kitchen that features an integrated hob, breakfast bar and the open staircase. There is also rear access to the garden from here.

Moving upstairs, you'll find two good sized bedrooms with the master benefitting from a traditional fireplace and fitted wardrobes. You'll also find the three piece family bathroom that has an over the bath shower with rainfall shower head.

Externally, to the front of the property is room for on-road parking and a lovely front yard with a gated pathway that leads up to the front door. To the rear is a convenient yard with original stone walls and has space for some garden furniture. The property was also fitted with a brand new roof in January 2025.

The room dimensions of the property can be found on our floorplan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice









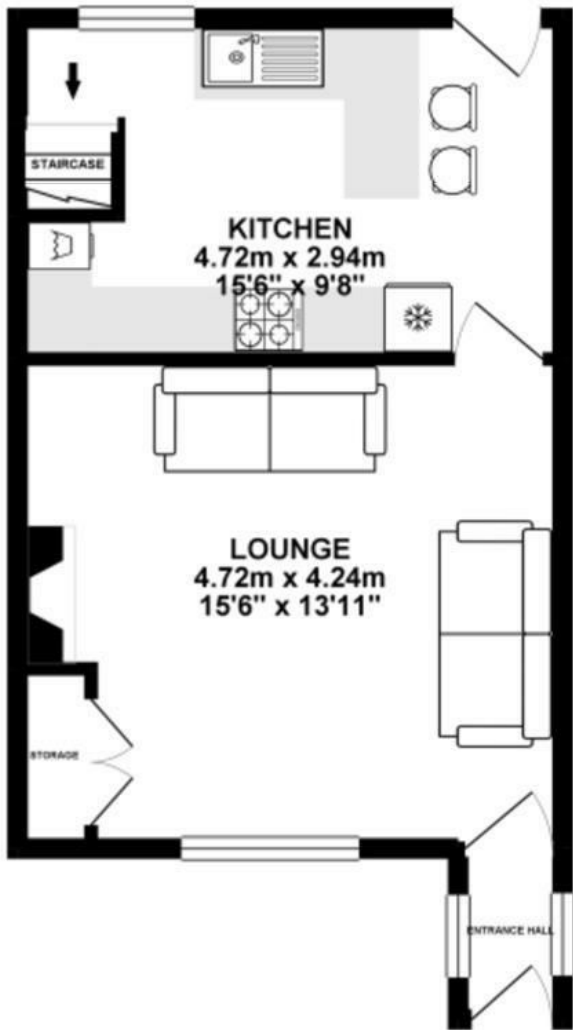




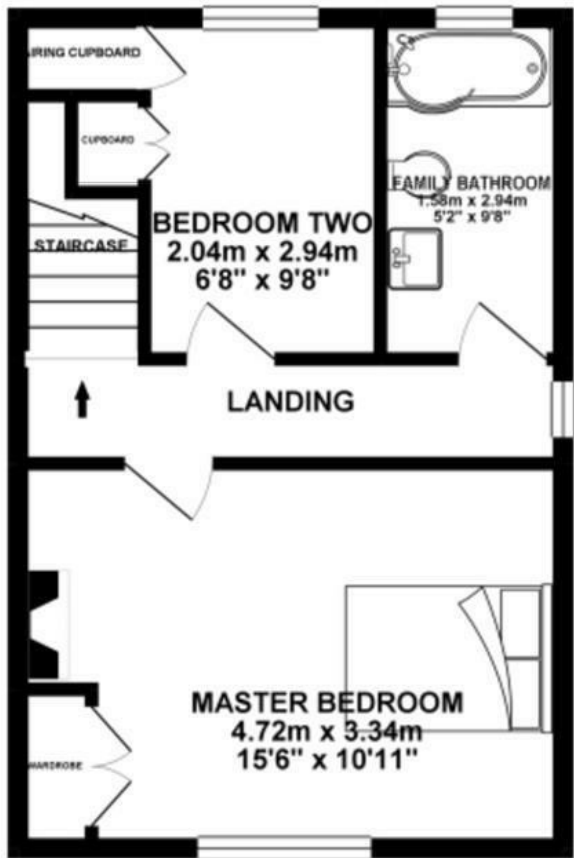


# BEN ROSE

GROUND FLOOR 35.20 sq. m.  
( 378.85 sq. ft. )



1ST FLOOR 33.86 sq. m.  
( 364.42 sq. ft. )



TOTAL FLOOR AREA : 69.05 sq. m. ( 743.27 sq. ft. ) 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>66</div>	<div>87</div>
(81-91) 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		

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