



**26 Kirkwood Close, Aspull, Wigan, Lancashire, WN2 1DZ**

**Offers Around £170,000**

Stunning family home which has been extended to the rear creating a lovely family room!

We are delighted to offer for sale this well presented semi detached house situated in the convenient location of Aspull, being just a short distances from local shops and transport facilities.

The accommodation briefly comprises: Welcoming entrance hallway, cloakroom, lounge, upgraded family kitchen and sitting room. Whilst to the first floor there are three good sized bedrooms and updated bathroom. To the outside there is driveway and garden to the front whilst to the rear there is a paved garden area which is not overlooked.

Viewings are highly recommended to avoid missing out!

## 26 Kirkwood Close, Aspull, Wigan, Lancashire, WN2 1DZ

### Entrance hall

Double glazed window to the side, laminate flooring and central heating radiator.

### Cloakroom/WC

Double glazed window to the front, laminate flooring and central heating radiator. Fitted with a low level wc and wash hand basin.

### Lounge

**15'4 x 14'3 (4.67m x 4.34m)**

Double glazed window to the front, laminate flooring and central heating radiator. Stairs to the first floor and double doors leading to:-

### Extended kitchen

**15'1 x 9'4 (4.60m x 2.84m)**

Double glazed window and tiled flooring. Fitted with a range of wall and base units with contrasting worktops, breakfast bar and sink unit. Oven hob and extractor fan.

### Family Room

**13'3 x 8'69 (4.04m x 2.44m)**

Laminate flooring, exposed wall to one wall and bi-fold doors leading to rear.

### Landing

Double glazed window to the side, airing cupboard and loft access.

### Bedroom 1

**13'3 x 8'9 (4.04m x 2.67m)**

Double glazed window to the front and central heating radiator.

### Bedroom 2

**10'7 x 8'8 (3.23m x 2.64m)**

Double glazed window to the rear and central heating radiator.

### Bedroom 3

**8'10 x 6'9 (2.69m x 2.06m)**

Double glazed window to the front and central heating radiator.

### Bathroom

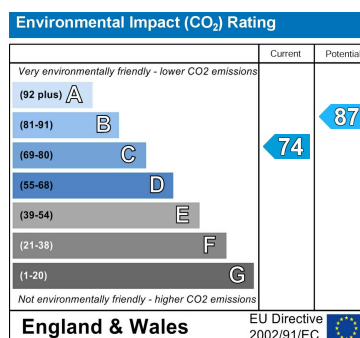
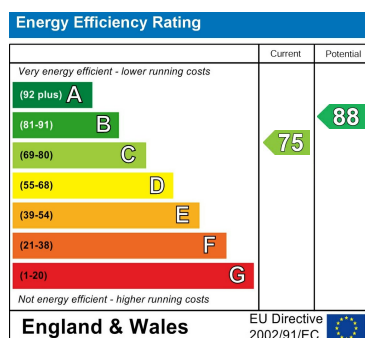
Double glazed window to the rear, laminate flooring and tiled relief to the walls. Fitted with a low level wc, wash hand basin and shower over bath.

### Outside

### Outside

Lawned area to the front which is not overlooked and driveway. Private low maintenance rear garden which is not over looked.





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PROTECTED