



TRACY PHILLIPS

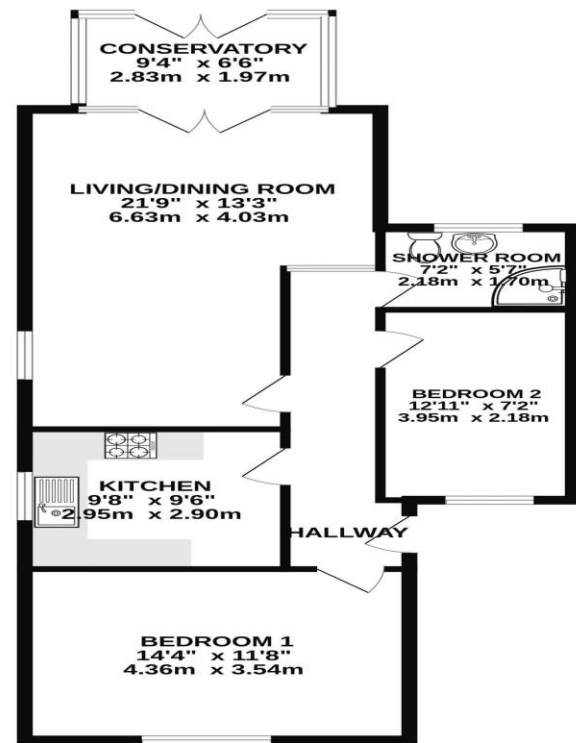
Estates



TRACY PHILLIPS

Estates

GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



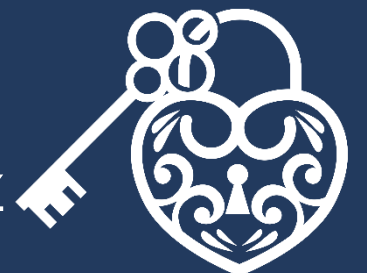
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Offers Over £200,000

St. Davids Crescent, Aspull, Wigan WN2 1SZ



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Situated on a quiet residential estate in Aspull, this semi-detached true bungalow enjoys a delightful position with open views over fields to the rear and direct access to scenic walks towards Haigh Hall from the rear garden.

Aspull offers a range of local amenities, reputable schools, and a convenient bus service on the street providing links to both Wigan and Bolton.

A long block-paved driveway provides ample off-road parking and leads to a detached garage with an up-and-over door, power and lighting.

The accommodation comprises an entrance hallway, a spacious double bedroom to the front, and a fitted kitchen with a range of wall and base units, integrated cooker and electric hob.

To the rear is a particularly generous lounge with French doors opening into a conservatory, both enjoying pleasant views over the south-facing garden and open fields beyond. There is a second double bedroom and a wet room fitted with a shower, wash basin and WC.

Externally, the rear garden benefits from a sunny southerly aspect and has been designed for low maintenance with flagged patio areas, providing an ideal space to relax and enjoy the surrounding countryside views.

Early viewings are warmly invited to appreciate the accommodation and location on offer. The property is available with no onward chain.





