

REDPATH LEACH

ESTATE AGENTS

RATCLIFFE ROAD, ASPULL

O/O £170,000

FEATURES

- Well Presented End-Terraced Property
- Popular & Convenient Location
- Two Generous Reception Rooms
- Two Double Bedrooms & Dressing Room
- Modern Three-Piece Bathroom
- Handy Basement Storage/Utility Area
- Enclosed Low-Maintenance Rear Garden
























I CAN
CAME IN FOR
ONE
THING



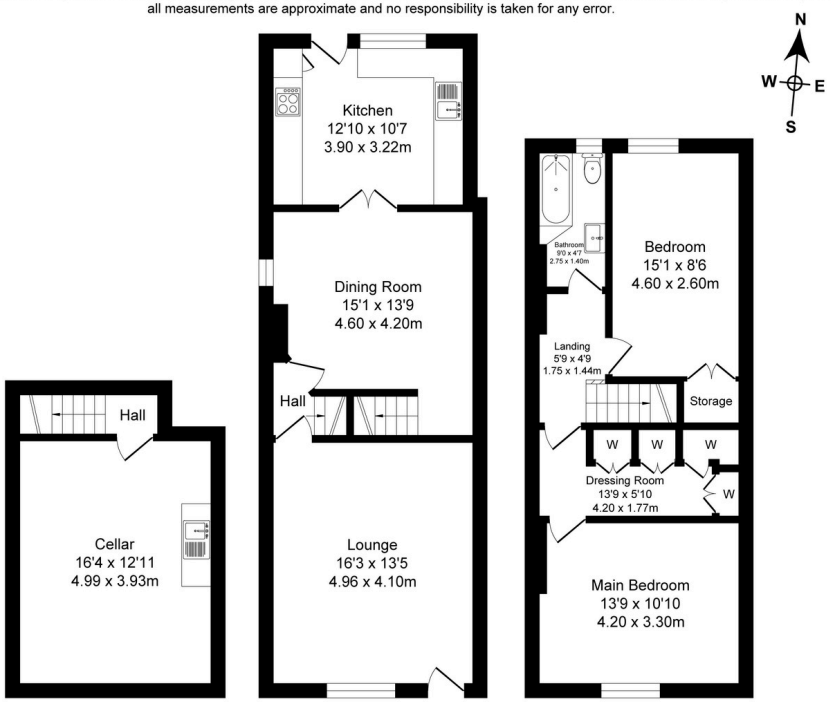






Total Approx. Floor Area 1290 Sq.ft. (119.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Cellar

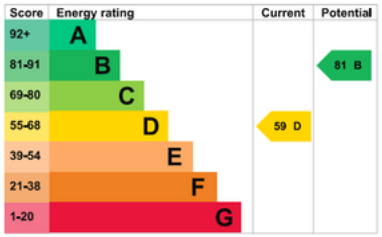
Approx. Floor Area 240 Sq.Ft (22.3 Sq.M.)

Ground Floor

Approx. Floor Area 569 Sq.Ft (52.9 Sq.M.)

First Floor

Approx. Floor Area 481 Sq.Ft (44.7 Sq.M.)



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

If convenience of location is high up one's agenda when searching for a home, then this delightful end-terraced property is certain to score highly indeed, superbly positioned at the confluence of Aspull, Haigh and Blackrod, providing wonderful accessibility.

The desirability of this thriving village is without question, attracting residents with its strong sense of community, appealing particularly strongly to those with a family to consider, keen also to take advantage of the excellent local schooling, which is pleasingly within a short walk. Also within walking distance, one will discover a number of local shops and amenities and, when one is looking for something a little more vibrant, the vast array of high street stores, eateries and leisure facilities available within the ever-popular Middlebrook Retail Park are only within a few minutes' drive. For the older members of the household, perhaps with a commute to consider, swift motorway and rail links are close at hand, ensuring ease of travel throughout the North-West, with the bustling centres of Wigan and Bolton mere minutes away. After a hectic day in the office, perhaps when one is craving a relaxing stroll with the dogs, the picturesque Haigh Hall Country Park is a little over a mile away, a popular beauty spot which attracts visitors from all over the region, due to its breath-taking countryside, frequent events and challenging golf course, spanning hundreds of acres of parkland and home to Haigh Hall, one of the most beautiful stately homes in the North-West of England.

The property itself is extremely deceptive from its modest exterior, belying a Tardis-like home which simply must be viewed to be appreciated, affording circa 1,290 square feet of accommodation in total and enough to rival many a detached family home. The living spaces are as bright as they are spacious, being presented to a lovely standard and affording a great deal of character and charm, aiding in the creation of a warm and inviting ambience throughout.

One enters into the sizeable 16' lounge and immediately remarks upon its impressive proportions, whilst a second 15' reception room lies adjacent and adds a great deal of flexibility to the floorplan, affording the opportunity to select how the spaces are utilised to suit one's own lifestyle, whether it be a formal dining room or second sitting room. At 12', the kitchen is large enough to accommodate a dining suite, if desired, accessed via glazed double doors, which can be opened up to create more of an open plan feel and ideal if one is looking to create a more sociable environment, particularly when entertaining. The kitchen is fitted with a comprehensive range of wall and base units in white, with complimentary laminated work surfaces, whilst there is plenty of space for all of one's essential appliances.

Up on the first floor, the landing provides access to the two double bedrooms, both of which benefit from built-in wardrobes and are very generously proportioned, which is a real strength of this home. Further storage is provided in the dressing area, a perfect space in which to pamper and preen before a night on the town, with the accommodation completed by the bathroom, which is fitted with a modern three-piece suite in white, comprising of WC, vanity wash hand basin and panelled bath with overhead electric shower.

The handy 16' cellar provides additional storage solutions or potential use as a utility area.

Externally, the property has an enclosed low-maintenance paved frontage, whilst the rear is equally easy to care for, being laid predominantly with artificial turf and providing that much-needed space in which to enjoy a spot of al-fresco dining or perhaps an impromptu barbecue when the weather allows.

Offering an ideal opportunity for a first-time buyer, we would highly recommend an internal inspection to appreciate all that this home has to offer.

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