



# TRACY PHILLIPS

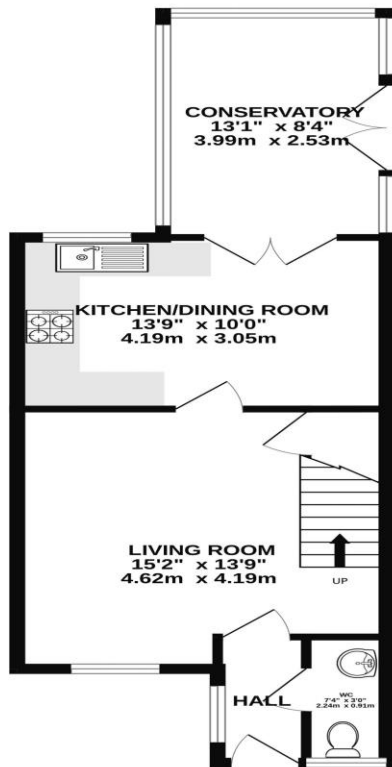
Estates



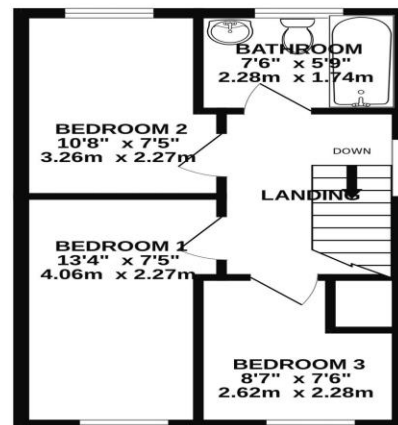
# TRACY PHILLIPS

Estates

GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 827 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		78 C	83 B



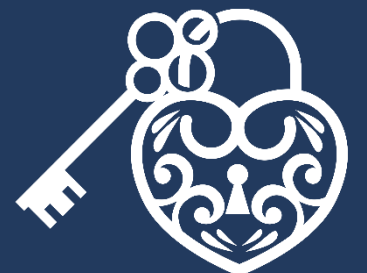
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers In The Region Of £225,000

Kirkwood Close, Aspull WN2 1DZ



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This well-presented semi-detached property offers comfortable and practical living accommodation throughout. The home benefits from driveway parking and an inviting entrance hall with a convenient cloakroom comprising a WC and wash basin.

To the front of the property is a bright and welcoming lounge with French doors opening into a spacious dining kitchen fitted with integrated appliances. Further French doors lead from the kitchen into a generously sized conservatory, providing additional living and entertaining space while enjoying views over the rear garden.

On the first floor, there are three well-proportioned bedrooms. The master bedroom is a large double room situated at the rear of the property, while bedroom two is also a double. Bedroom three is a small double, making it ideal as a guest bedroom or home office. The family bathroom is fitted with a bath and shower over, WC, and wash basin.

Externally, the rear garden is low maintenance, featuring decorative stone landscaping, mature trees and shrubs, and a wooden summer house, creating a pleasant outdoor space in which to relax and entertain.

Viewings and welcome and now invited.



