



TRACY PHILLIPS

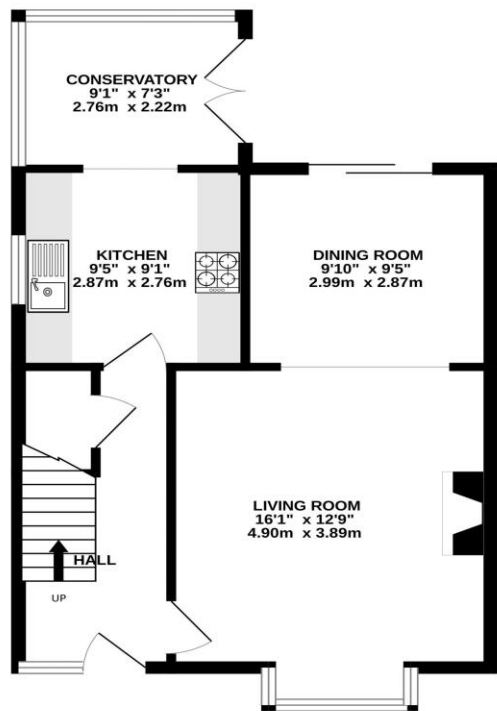
Estates



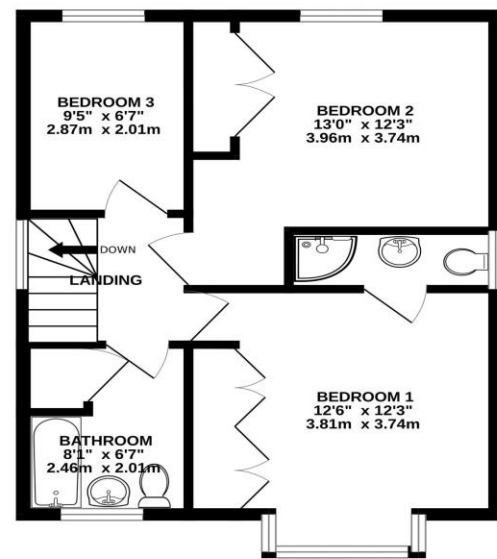
TRACY PHILLIPS

Estates

GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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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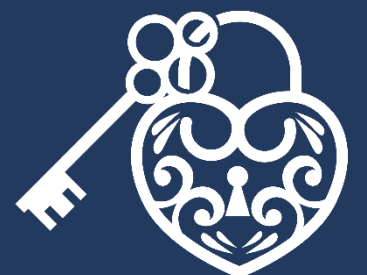
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers in Region of £325,000

The Fields, Aspull, Wigan WN2 1QX

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Located on The Fields in Aspull where properties are rarely available, this well-presented detached home occupies a desirable corner plot and has been well maintained with new windows and a new boiler within the last 18 months. The property benefits from a detached brick garage and a double driveway. A pathway leads to the front entrance, with a well-maintained lawned garden that wraps around the side of the home.

Internally, the accommodation comprises an entrance hallway with under-stairs storage, leading to a bright and welcoming lounge positioned to the front, featuring a bay window and electric fireplace. This flows through to the dining room, which enjoys patio doors opening onto the rear garden. The kitchen is fitted with a range of integrated appliances, including a fridge freezer, oven, gas hob, dishwasher, and washing machine, and opens into a lovely conservatory that overlooks the garden.

To the first floor, the spacious master bedroom is located at the front and benefits from a range of fitted wardrobes, along with an en-suite comprising a shower, WC, and wash basin. The second bedroom is a generous double to the rear, offering far-reaching views and fitted wardrobes, while the third bedroom is a good-sized single. The family bathroom is fitted with a bath, WC, and wash basin.

Externally, the south-facing rear garden features a patio area, lawn, and a variety of mature trees and shrubs, and continues around the side of the property, enhancing the sense of space.

Offered for sale with no onward chain, the property is ideally located in Aspull, close to local amenities, excellent schools, and beautiful countryside walks.

