BEN ROSE



The fields, Aspull, Wigan

Offers Over £349,995

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom detached property, located in the highly sought-after residential area of Aspull, Wigan. This stunning home offers spacious and versatile living accommodation throughout and has been modernised to suit contemporary family life. The property benefits from its proximity to local schools, shops, and amenities, while also offering convenient public transport links and easy access to the nearby M6 and M61 motorways.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. To the right, you will find the stylish fitted kitchen, featuring contemporary cabinetry and a range of integrated appliances, including a fridge, freezer, oven, hob, combination microwave, and dishwasher. The kitchen also benefits from underfloor heating, convenient access to the understairs storage, and a single door leading out to the side of the property. On the opposite side of the hallway is the practical utility room, offering additional storage and space for freestanding appliances, with access through to the office at the front of the home. The office provides versatile space and could be utilised for a variety of purposes, making it ideal for those working from home or requiring a dedicated study area.

Continuing through the property, you will enter the spacious lounge, which features a charming central fireplace and flows seamlessly into the bright and airy dining room at the rear. The dining room offers ample space for a large family dining table, while impressive bi-folding doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces. A convenient W.C. located off the entrance hallway completes the ground floor.

Moving upstairs, you will find three well-proportioned double bedrooms, with the master bedroom and bedroom two both benefiting from integrated storage. The master bedroom also boasts a private en-suite shower room. Completing this level is a modern three-piece family bathroom with an over-the-bath shower.

Externally, to the front is a well-maintained garden alongside a private driveway providing off-road parking for multiple vehicles.

To the rear is a gorgeous garden space featuring both lower and raised patio areas alongside a low-maintenance artificial lawn, creating a fantastic setting for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.

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PRADA
PRADA
Charlotte



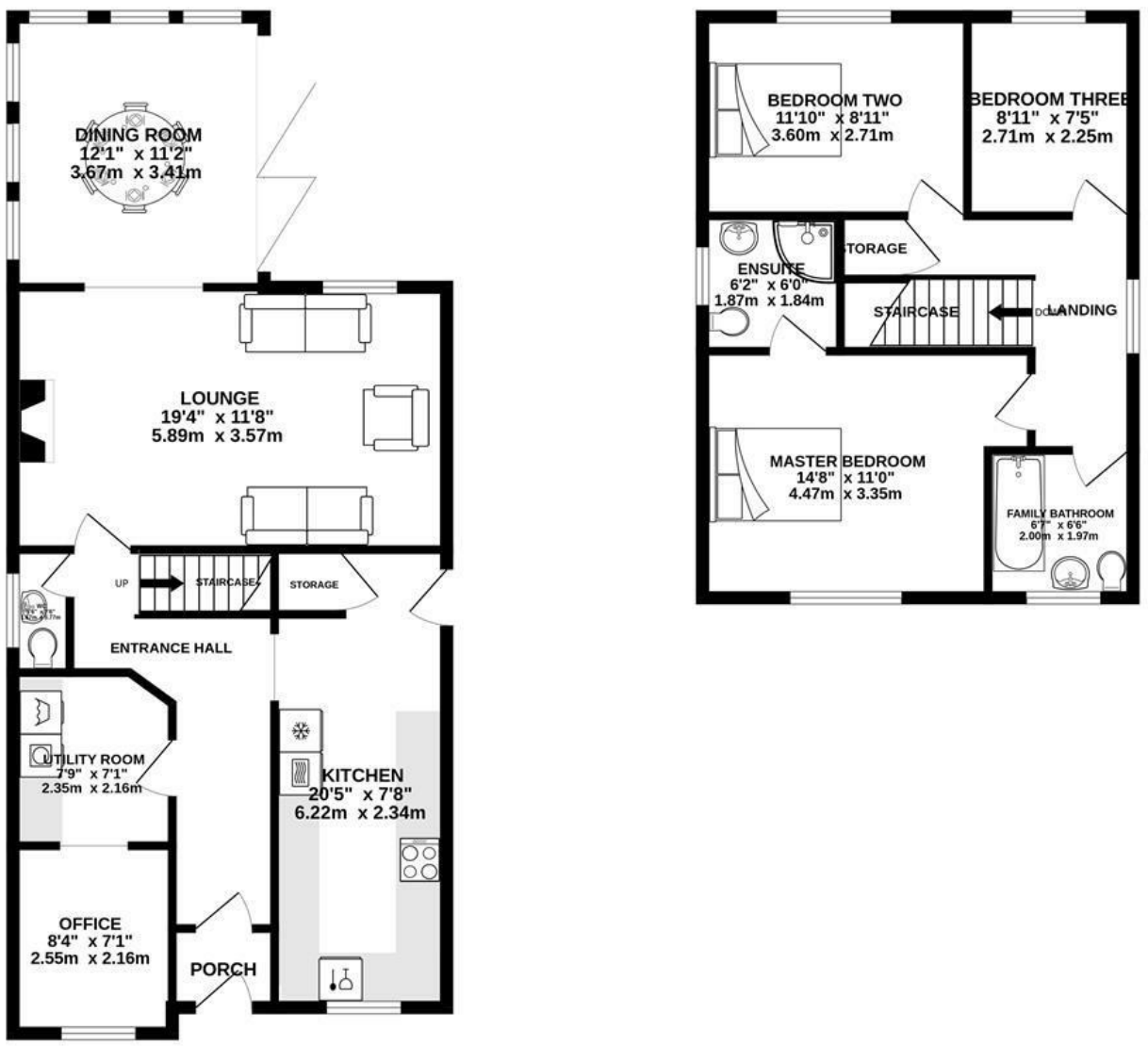




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GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.

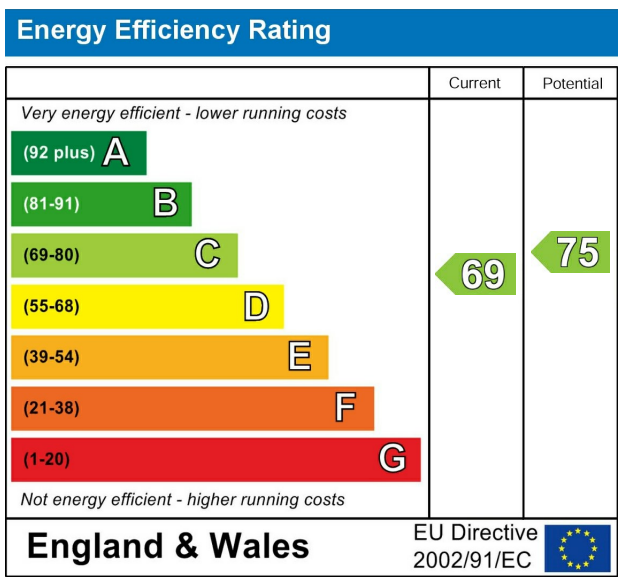
1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.

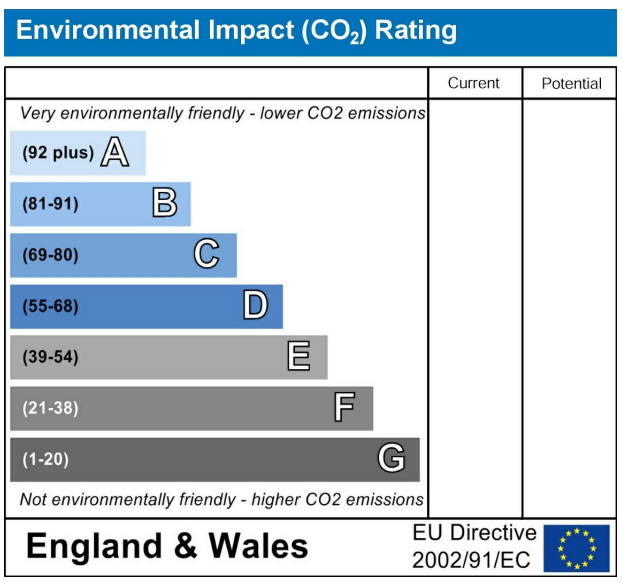


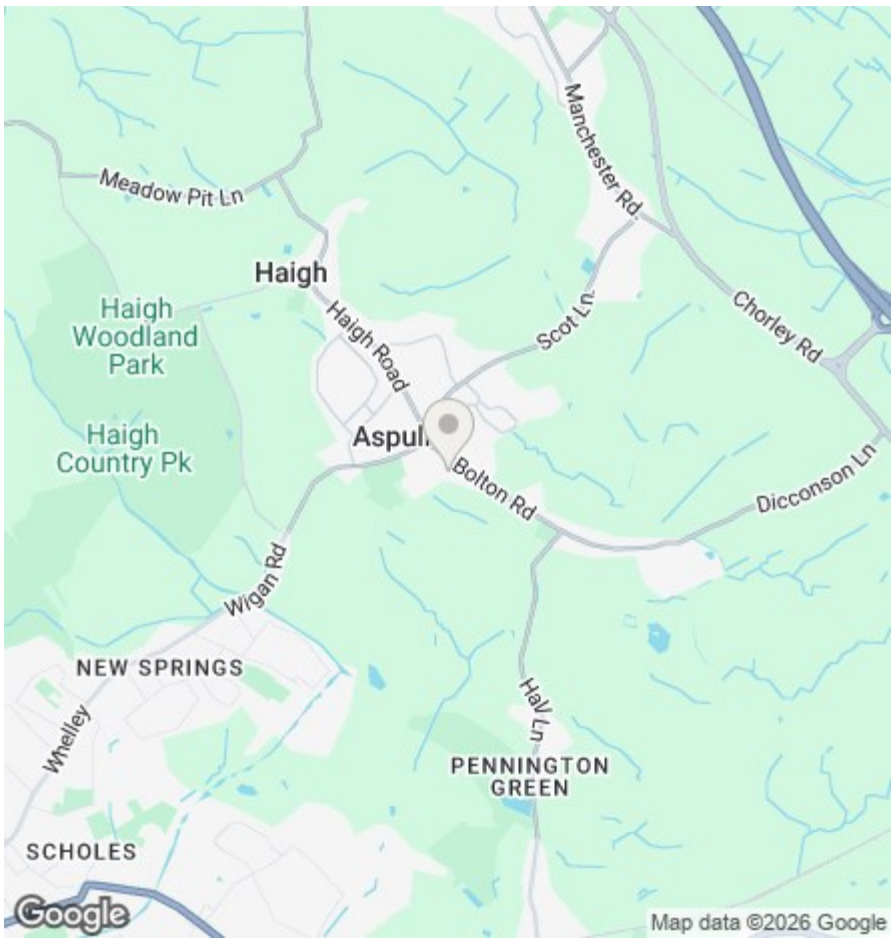
TOTAL FLOOR AREA : 1255 sq.ft. (116.6 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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