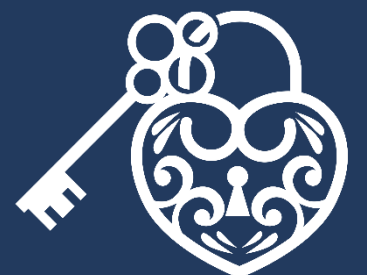


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



