addisons







Crawford Close, Aspull
Wigan WN2 1SQ

Monthly Rental Of £595

Addisons, First Floor 1, Church Street, Wigan, WN5 8TG
Phone: 01942 409840, Email: info@addisonsestateagents.co.uk
www.addisonsestateagents.co.uk

Spacious First Floor Flat

One Bedroom

Gas Central Heating and UPVC Double Glazing

Communal Garden and Drying Areas

Modern Kitchen and Bathroom

Viewing Recommended

LOVELY SPACIOUS FIRST FLOOR FLAT IN POPULAR AREA! This first floor flat is situated in the highly sought after village of Aspull which has a great range of amenities including shops, pubs and doctors, and offers easy access to the towns of Bolton and Wigan as well as the Middlebrook Retail and Leisure Park and the M61 motorway. Its accommodation briefly comprises of an entrance hallway, generous lounge, modern fitted kitchen, one spacious double bedroom and a modern bathroom with electric shower. The property has gas central heating and UPVC double glazing and there is ample storage provided by large cupboards. Externally, there are communal garden areas and resident drying facilities. This is a definite must view so please call us now to arrange your appointment. EPC Grade C

Communal Entrance
The property is accessed via a communal front door and stairs lead to the first floor landing. There is a large private storage cupboard housing the gas meter.

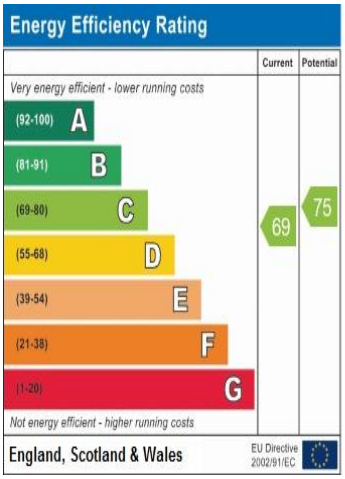
Entrance Hall
Central heating radiator. UPVC double glazed window to side aspect. Built in storage cupboard. Loft access.

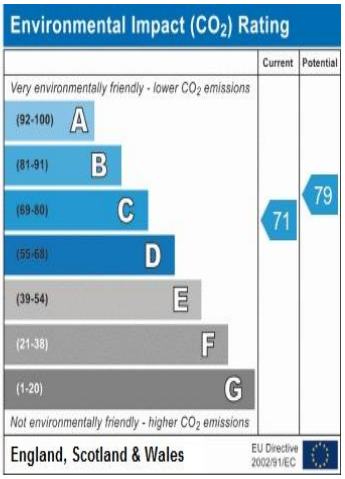
Lounge *15' 6" x 11' 3" (4.72m x 3.43m)*
UPVC double glazed window to front aspect. Central heating radiator. Door to kitchen.

Kitchen *11' 3" x 6' 8" (3.43m x 2.03m)*
Fitted with a range of wall and base units comprising cupboards, drawers and work surfaces and incorporating a single bowl, single drainer stainless steel sink unit with mixer tap. Built in electric oven and grill and four ring gas hob. Part tiled elevations. Central heating radiator. Breakfast bar. UPVC double glazed window to rear aspect.

Bathroom
Fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low flush WC. Heated towel rail. Tiled to visible elevations. Large storage cupboard housing central heating boiler.

Bedroom *12' 4" x 9' 4" (3.76m x 2.84m)*
UPVC double glazed window to front aspect. Central heating radiator.

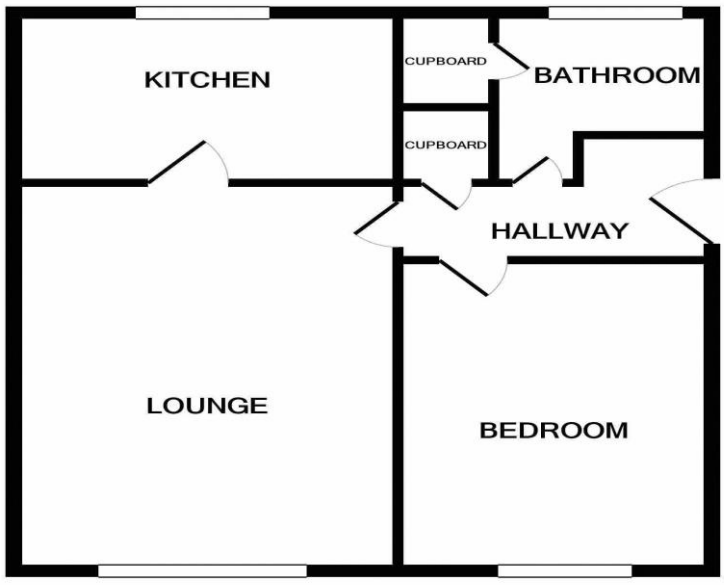












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.