



Kirkwood Close, Aspull, Wigan

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to market this well-presented semi-detached family home, ideally situated in the popular residential area of Aspull. Offering spacious and versatile accommodation throughout, this property is perfect for growing families seeking a comfortable and practical home. The location benefits from excellent bus links to Wigan and Bolton, with convenient access to the M6 and M61 motorways for commuters. A range of local amenities, schools, shops and leisure facilities are all within easy reach, making this an ideal setting for family life.

Upon entering the property, you are welcomed into a bright entrance hall with a convenient WC. From here, you step into a spacious lounge featuring a charming fireplace, creating a cosy focal point. Double doors lead through to the kitchen/dining room, which offers a fitted kitchen and ample space for family dining, with French doors opening out to the rear garden, allowing for plenty of natural light.

Moving upstairs, the first floor hosts three well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and a private ensuite WC, while the second bedroom is also a comfortable double with built-in storage. The third bedroom is ideal as a child's room or home office. A modern three-piece family bathroom completes this level.

Externally, the property features a front garden alongside a driveway providing parking for two vehicles, with side access leading to the rear. The rear garden is designed for low maintenance, boasting a paved patio area, artificial lawn and a garden shed. This delightful home offers a fantastic opportunity for families seeking space, convenience and comfort.







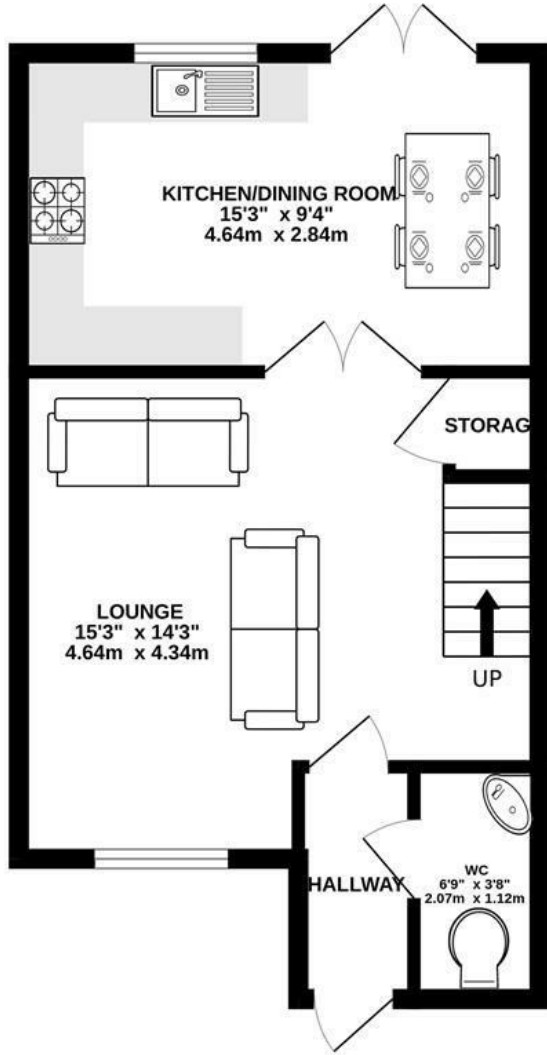




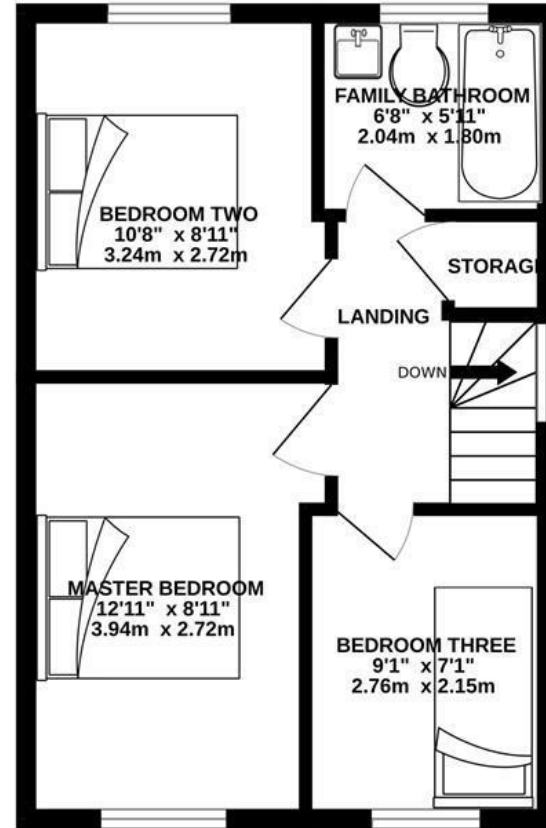


BEN ROSE

GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.

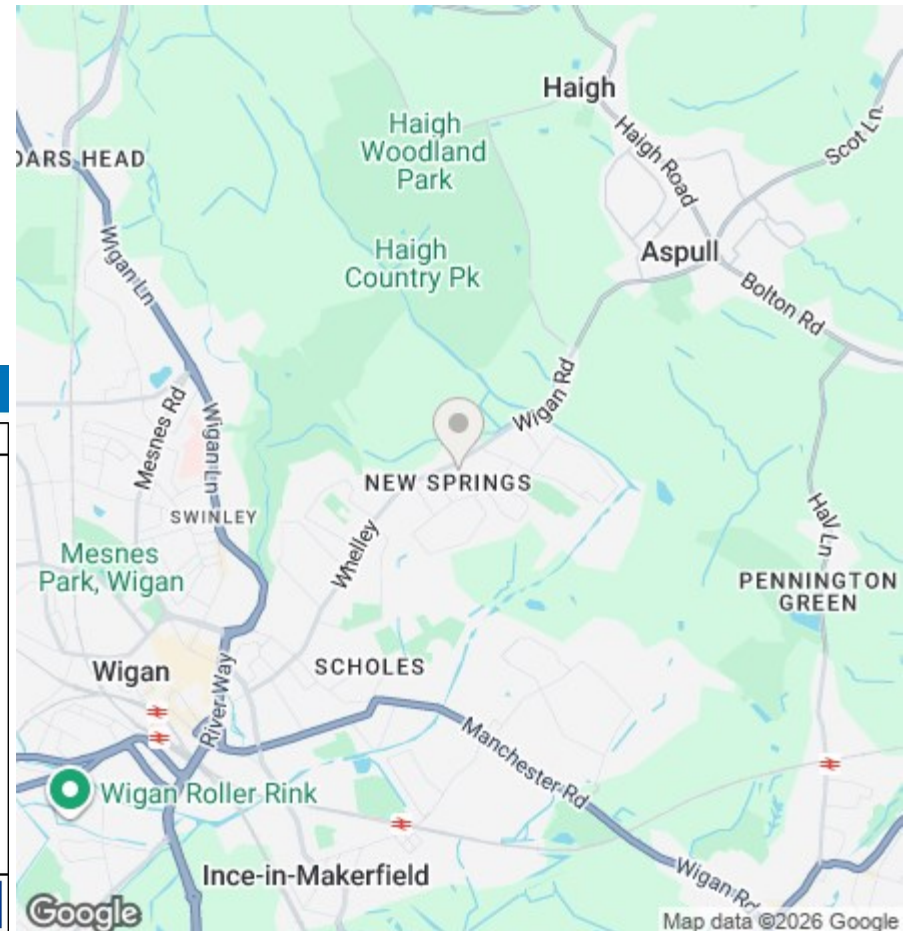


TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Current: **69** Potential: **83**

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	