





This well-presented two-bedroom semi-detached bungalow is situated in the desirable area of Aspull, Wigan, offering comfortable and practical single-level living. The property boasts a spacious kitchen-diner, a welcoming reception room with an attractive fireplace, and a modern bathroom. Further benefits include multi vehicle off-road parking, a pleasant and well-maintained garden, full UPVC double glazing, and gas central heating, making this an ideal home for those seeking convenience, comfort, and a peaceful setting. The property is a freehold property with no chain.

**Freehold Two-Bedroomed Semi-Detached True Bungalow - Sought After Location - Spacious Kitchen-Diner - Comfortable Reception Room with feature fireplace - Modern Bathroom - Full UPVC Double Glazing - Gas Central Heating - Multi Vehicle Off-Road Parking - Well Maintained Garden Areas - Ideal for Buyers looking to downsize or those seeking single-level living - Chain Free!**

Situated in the desirable area of **Aspull, Wigan**, this well-presented two-bedroom semi-detached true bungalow offers comfortable and practical single-level living, ideal for a range of buyers. The property features a welcoming reception room with an attractive fireplace, creating a warm and relaxing space to unwind.

The **kitchen-diner** is thoughtfully laid out and well equipped with an oven and hob, offering ample workspace and storage alongside room for dining. From here, there is direct access to the **rear garden**, allowing for easy indoor-outdoor living. The home benefits from **full UPVC double glazing** and **gas central heating via a gas central heating boiler**, ensuring energy efficiency and year-round comfort.

Both bedrooms are well proportioned, with the main bedroom benefiting from **fitted wardrobes** for added storage. The **modern bathroom** is fitted with a shower enclosure, wash basin, and W/C, finished to a practical and contemporary standard.

Externally, the property enjoys a **pleasant rear garden** with a combination of lawn and patio areas, bordered by mature shrubs and planting that enhance privacy and charm—ideal for outdoor seating and entertaining. Multi vehicle off-road parking provides additional convenience and security.

Aspull is a popular and well-connected village offering local shops, schools, and public transport links, while nearby **Wigan town centre** provides a wider selection of shopping, dining, and leisure facilities. Excellent access to major road networks makes this an ideal location for commuters.

Overall, this attractive bungalow delivers a comfortable, low-maintenance lifestyle in a peaceful yet accessible setting. The property holds an **EPC rating of C**, reflecting its strong energy efficiency credentials.

## **INTERIOR**

**Entrance Hall** - Entered via a UPVC double-glazed front door, providing a welcoming introduction to the home.

**Lounge (14'6" x 10'5")** - A comfortable living space featuring a UPVC double-glazed window, radiator, and an attractive gas fire, creating a warm and inviting atmosphere.

**Kitchen / Diner (17'4" x 15'4")** - A spacious and well-designed kitchen-Dining area fitted with built-in units and worktops, a gas oven and hob, extractor hood, and a one-and-a-half bowl sink unit. Additional features include plumbed washing machine, free standing under breakfast bar fridge, partially tiled walls and flooring, a radiator, useful storage cupboard, and a UPVC double-glazed window and rear door providing access to the garden.

**Internal Hallway** - Offering loft access and a useful storage cupboard.

**Bedroom One (11'9" x 9')** - A well-proportioned main bedroom with fitted wardrobes, UPVC double-glazed window, and radiator.

**Bedroom Two (9' x 11'7")** - A comfortable second bedroom benefiting from a UPVC double-glazed window and radiator.

**Bathroom** - Stylishly finished with an enclosed shower cubicle, W/C, and handwash basin set within a vanity unit. Features include a tiled floor, partially tiled walls, chrome radiator, and a UPVC double-glazed window.

## EXTERIOR

**Front Garden** - A brick-paved driveway providing multi vehicle off-road parking, complemented by neatly landscaped garden areas.

**Rear Garden** - A private, fence-enclosed garden ideal for relaxing or entertaining. Featuring a brick-paved patio, landscaped sections, outdoor water tap, and gated access.

**Garage** - A linked brick built single garage with up-and-over door, side access door, window, lighting, and power points, offering excellent storage or workshop potential.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Aspull, WN2

