

**Ascroft Avenue, Beech Hill, Wigan, WN6 8PA**



**Sale : £110,000**

Offered for sale with no chain, this traditional end terraced property is spacious inside, with two reception rooms and kitchen to the ground floor and three bedrooms, dressing area and shower room to the first floor. This lovely property oozes potential, but is in need of some updating. There is a small garden to the front and yard to the rear and on street parking to the front and side. The house is located within easy walking distance of local shops, schools and bus routes, plus Robin Retail Park, Wigan Town Centre and Wigan Infirmary are all just a short drive away. Viewings are now being arrange, contact us today to book your early appointment.

### **Entrance Vestibule**

Entrance door to the front.

### **Hallway**

Staircase to the first floor and central heating radiator.

### **Lounge**

UPVC double glazed window to the front, feature fireplace with fire. Central heating radiator and double doors to the hallway.

### **Dining Room**

Gas fire, under stairs storage, central heating radiator and UPVC double glazed window to the rear.

### **Kitchen**

A range of wall and base units, with gas cooker point, UPVC double glazed window and central heating radiator.

### **Landing**

Central heating radiator and UPVC double glazed window to the side.

### **Bedroom 1**

UPVC double glazed window to the front and central heating radiator.

### **Bedroom 2**

UPVC double glazed window to the rear and central heating radiator.

### **Bedroom 3**

Central heating radiator and UPVC double glaze window to the front.

### **Dressing Area**

Fitted wardrobes and storage.

### **Shower Room**

Large shower cubicle, low level WC, wash hand basin, built in storage, central heating radiator and UPVC double glazed window to the rear.

### **Exterior**

Garden to the front and enclosed yard to the rear with gate access and brick storage.







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