



8 Ashfield Drive, Aspull

Offers Over **£180,000**



8 Ashfield Drive

Aspull, Wigan

2-bed bungalow in Aspull village, ideal investment with no onward chain. Needs modernisation; close to amenities, easy access to nearby towns. Spacious lounge, conservatory, white shower room, fitted kitchen. Front lawn, paved rear garden. Family-friendly area, parking for 2 vehicles. Great potential.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- On offer with no onward chain
- In need of some modernisation throughout
- Situated in walking distance of local amenities
- Well placed for travel across the borough & Horwich, Blackrod & Westhoughton
- Good sized lounge plus conservatory
- Modern white shower room with white three piece suite
- Fitted kitchen
- One double bedroom plus a good sized single
- Lawned garden to the front & paved low maintenance garden to the rear

Lounge

Kitchen

Conservatory

Bed 1

Bed 2

Bathroom





GARDEN

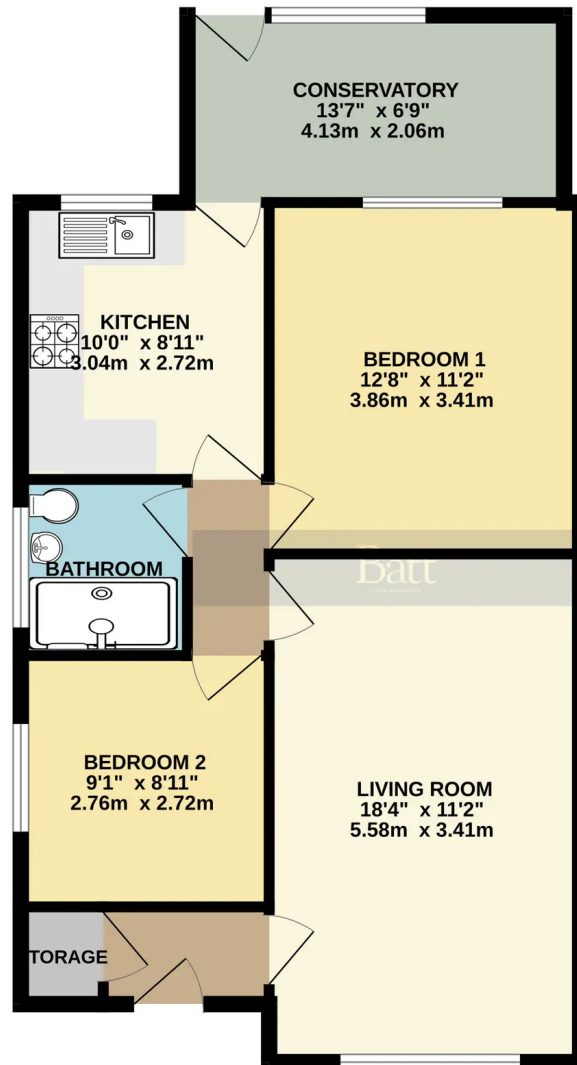
DRIVEWAY

2 Parking Spaces





GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.7 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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B ^{Alan} Batt

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— SALES & LETTINGS —