



20 Lealholme Avenue, Aspull

In Excess of £300,000



20 Lealholme Avenue

Aspull, Wigan

Well-presented 3-bed detached house in Aspull. Close to amenities, schools & transport links. Three reception rooms, modern kitchen, master bed with en-suite, landscaped garden with patio & fire pit. Driveway and garage. Perfect blend of convenience & tranquillity.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well presented family home in a superb location
- Located close to local amenities, award winning schools & excellent transport links
- Well placed for nature lovers with Haigh Woodland Park & Leeds Liverpool Canal close by
- Three reception rooms comprising lounge, dining room & conservatory
- Modern fitted kitchen in cool neutral tones
- Master bedroom with fitted wardrobe and stylish en-suite shower
- Contemporary bathroom with three piece suite in white
- Stunning landscaped rear garden with lawn, well stocked beds, paved patio & seating area with fire pit

Living room

Dining room

Conservatory

Kitchen

Bed 1

En-suite

Bed 2

Bed 3

Bathroom





GARDEN

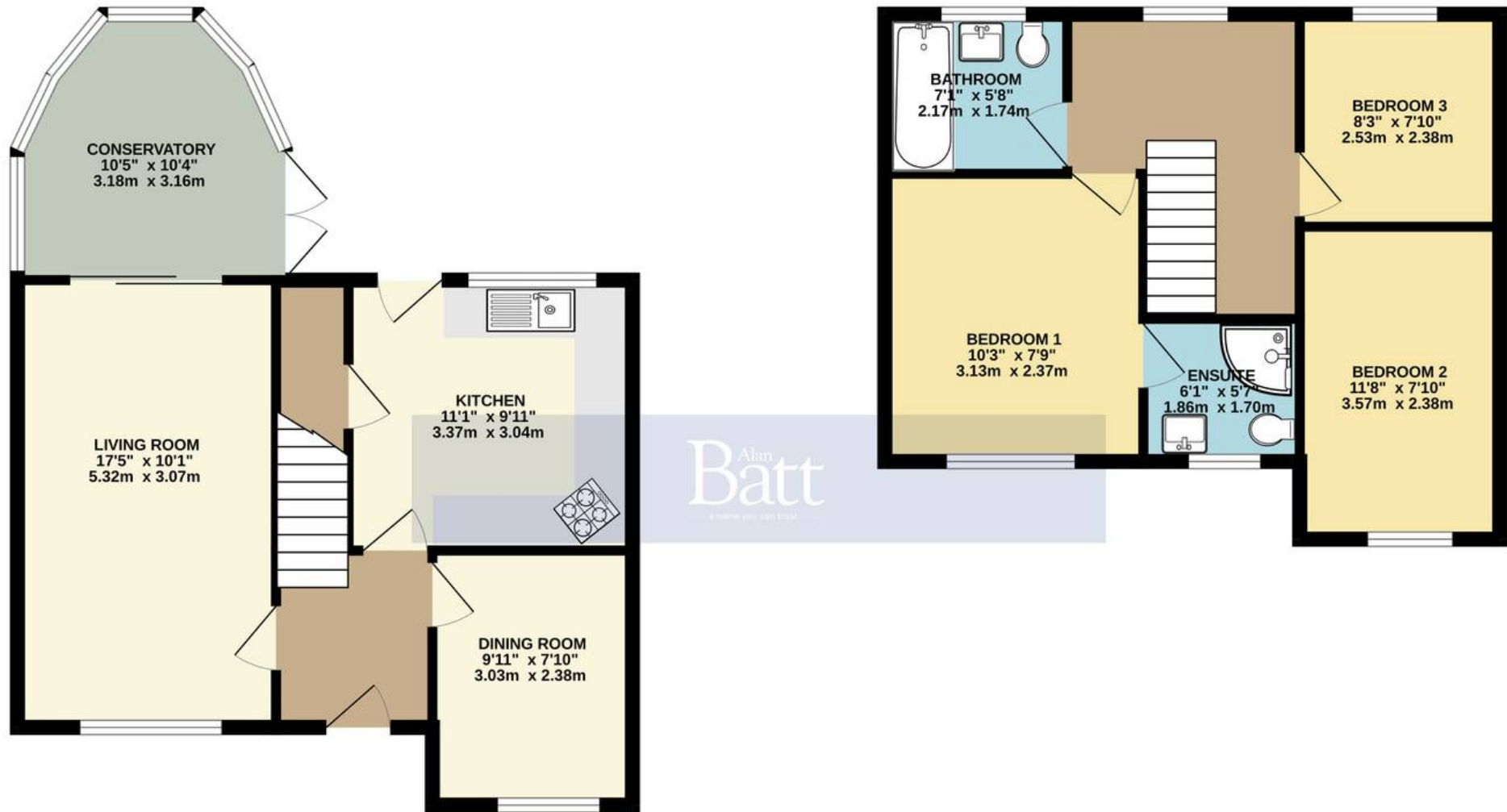
OFF STREET

3 Parking Spaces

Block paved driveway plus garage







TOTAL FLOOR AREA : 977 sq.ft. (90.8 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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