



## Stanley Road, Aspull, Wigan

**Offers Over £139,995**

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached family home, located in the highly sought-after area of Aspull, Wigan. This property is in need of renovation but offers an excellent opportunity for buyers looking to add value and modernise to their own taste, making it an ideal choice for investors, developers, or those seeking a refurbishment project.

Ideally situated just a short drive from Wigan town centre, the home is surrounded by excellent local schools, shops, and amenities. It also benefits from fantastic travel links via the nearby M6 and M61 motorways.

Stepping into the property, you are welcomed into the main entrance hallway where a convenient understairs WC is located directly ahead. To the right, you will find the spacious lounge, featuring a central fireplace and a large window overlooking the front aspect. Double doors lead through to the kitchen/diner, which offers ample storage along with an integrated oven and hob, and provides space for a family dining table. An open staircase from here leads to the upper level. Completing the ground floor is a bright garden room at the rear, benefitting from double patio doors opening onto the garden as well as a single barn door providing side access.

Moving upstairs, you will find three well-proportioned bedrooms, two of which are doubles. A three-piece family bathroom with an over-the-bath shower completes this level.

Externally, there is plenty of on-street parking to the front. To the rear is a generously sized garden, currently overgrown but offering excellent potential to be transformed into a fantastic outdoor space.

Early viewing is highly recommended to avoid potential disappointment.





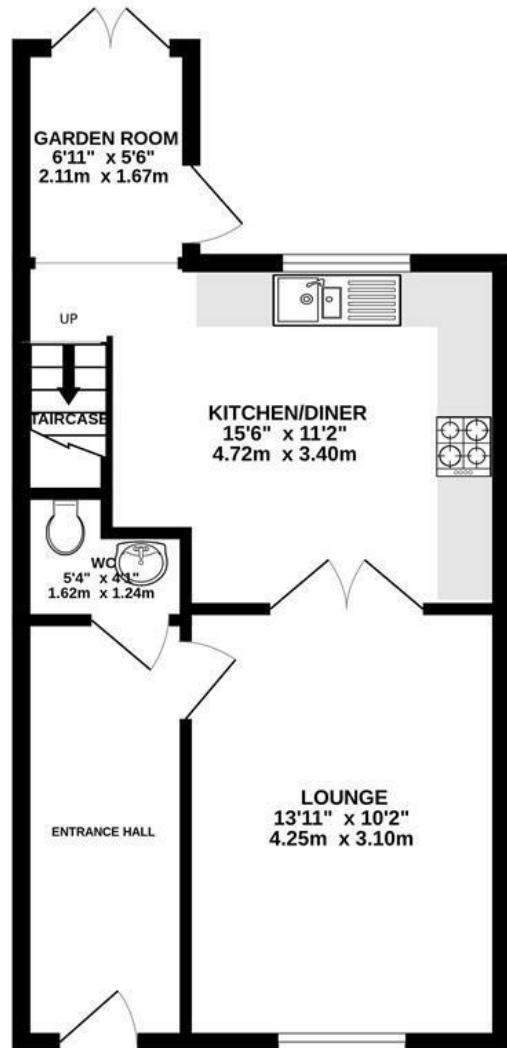




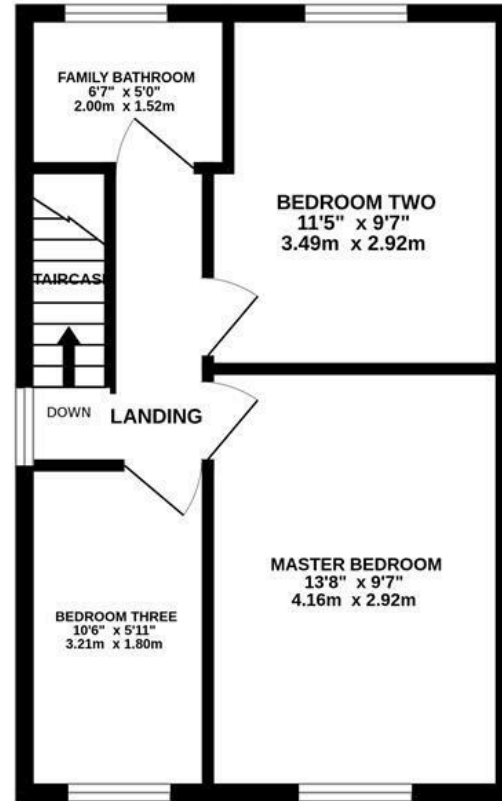




GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.

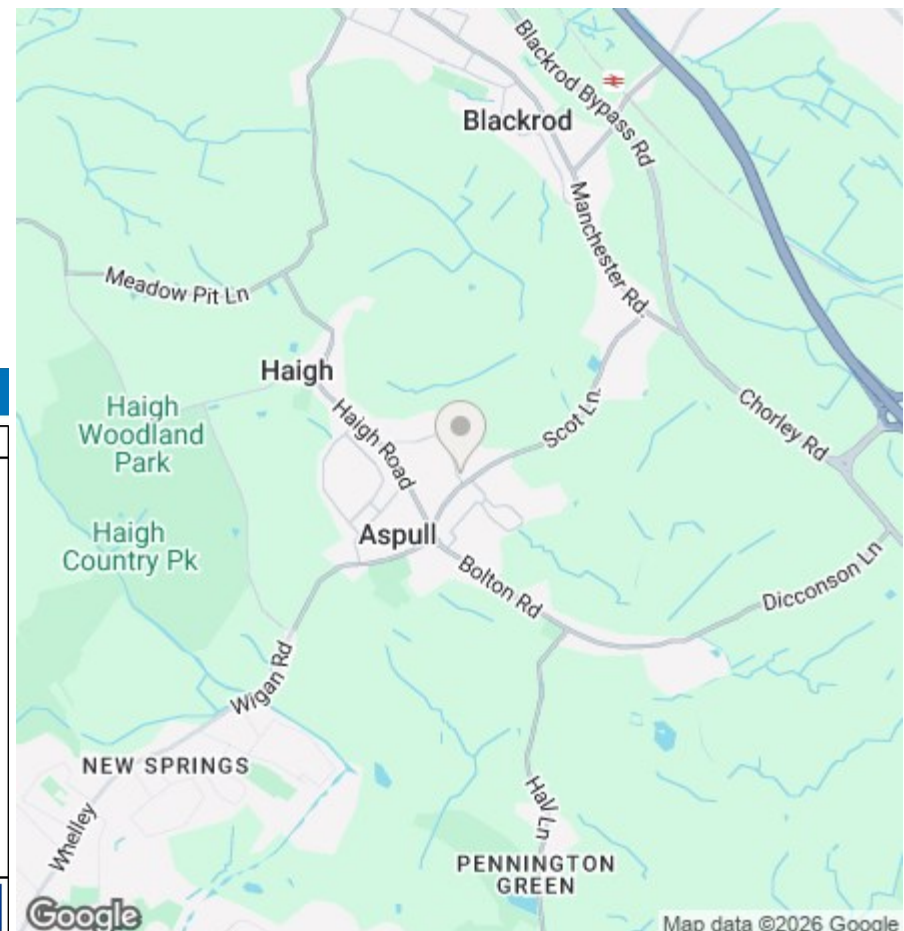


TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.

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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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current rating: **58** (D)  
Potential rating: **73** (C)

### Environmental Impact (CO<sub>2</sub>) Rating

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