

**3 Ratcliffe Road, Aspull, Wigan, Lancashire, WN2 1YE**



**£700 Per Month**

Situated in a sought after location of Aspull, is this quaint two bedroom detached property that would be ideal for professionals. It offers great access to local amenities, Haigh Hall Woodland Park and transport links. It comprises of lounge with log burner, sizeable dining kitchen and three piece family bathroom with shower over the bath. Upstairs offers the main bedroom and the second bedroom which is single in size.

Outside there is a pleasant flagged garden to the rear which is low maintenance and to the front is on street parking for two vehicles. Not to be missed. Can be part furnished or unfurnished, please ask for further details. Please note that areas of the property will be redecorated and tidied. View now





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT  
Tel: 01204 329990 | Fax: | Email: [sales@redmancasey.co.uk](mailto:sales@redmancasey.co.uk)  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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