

38 Reservoir Street, Aspull, Wigan, Lancashire, WN2 1QN



## Offers Around £130,000

Spacious two bedroom end terrace with loft room is a superb rural setting. Close to local schools and all amenities with benefit of gas central heating, double glazing, loft room, large enclosed garden and patio area to rear. Open aspect to the front with great views. Viewing recommended.

- Two Bedroom
- Open Aspect
- Double Glazing
- Garden To Rear
- Open Plan to Ground Floor
- End Terraced
- Gas Central Heating
- Outside Covered Seating Area
- Loft Room



Spacious two bedroom end terraced property in a superb rural location, close to local schools, shops, and all local amenities. This property comprises:- Inner porch. open plan lounge, dining area and kitchen. To the first floor there are two bedroom and a family bathroom. There is also a loft room providing extra space for use as a home office or storage. To the rear there is a covered seating area and enclosed large garden area. Benefitting from double glazing and gas central heating this property offers spacious living in a great location with amazing views. Viewing is recommended.



### Inner Porch

Door to:

### Lounge 13'6" x 18'10" (4.11m x 5.73m)

UPVC double glazed window to front, fireplace set in feature surround and solid fuel stove with glass door, double radiator, stairs, open plan to:



### Dining Area 11'1" x 18'10" (3.38m x 5.73m)

Radiator, open plan to:

### Kitchen Area 5'10" x 18'10" (1.77m x 5.73m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, dishwasher and automatic washing machine with pull out extractor hood over, uPVC double glazed window to rear, radiator, door.



### Bedroom 1 11'7" x 10'10" (3.53m x 3.30m)

UPVC double glazed window to front, two built-in wardrobes with sliding doors, hanging rails, shelving and overhead storage, Storage cupboard, radiator, two sliding doors, door to:

### Bedroom 2 9'10" x 8'8" (3.00m x 2.64m)

UPVC double glazed window to rear, radiator.

### Bathroom

Four piece suite comprising deep panelled bath, shower cubicle with glass screen and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear, heated towel rail.

### Landing

Radiator, door to:

### Loft Room 7'6" x 14'2" (2.29m x 4.32m)

UPVC single glazed window to side, radiator, door to Storage cupboard.

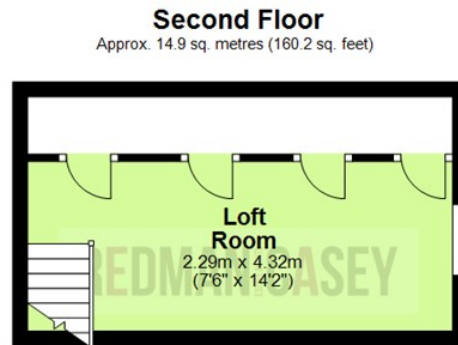
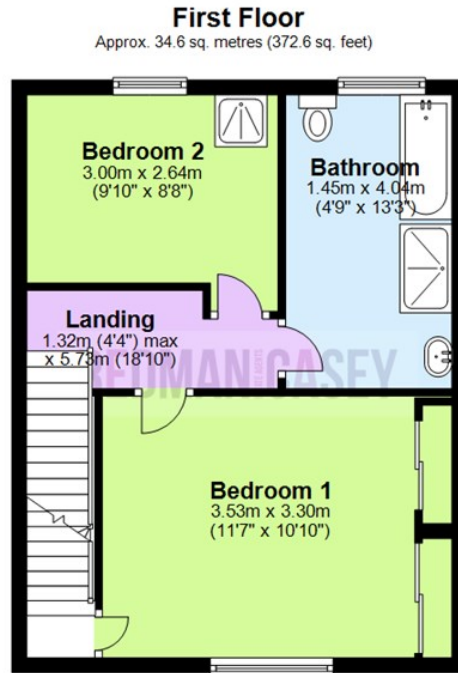
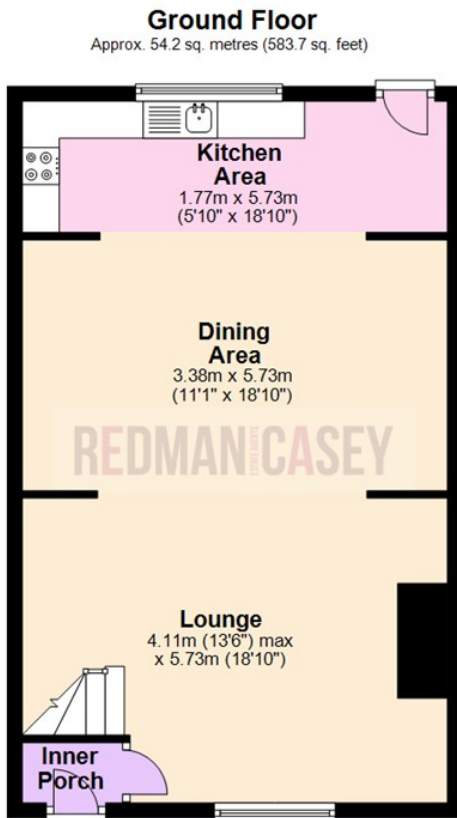


### Outside Rear

Enclosed rear garden space with covered seating area and garden space fully enclosed.







Total area: approx. 103.7 sq. metres (1116.4 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

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	

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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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