

Total area: approx. 91.5 sq. metres (984.8 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.



**1 Renfrew Road, Aspull, Wigan, Lancashire, WN2 1UT**

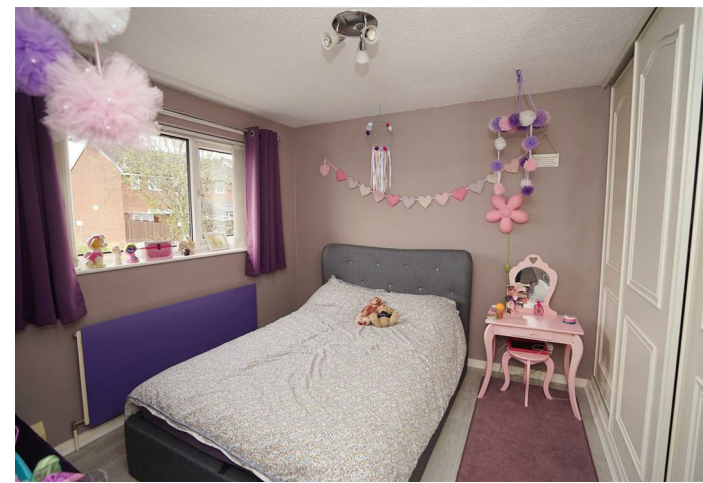
Deceptively spacious and well presented three bedroom town house, ideally located for access to local amenities, shops, schools and transport links. Offering generous living accommodation and three good sized bedrooms this is an ideal first time buy for a young family wanting room to grow. Benefitting from gas central heating and double glazing, modern bathroom and gardens to three sides.

**Offers In The Region Of £160,000**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>84</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>70</b>	
<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>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC





Situated in this sought after local area of Aspull this deceptive three bedroom end town house offers excellent family accommodation with the added benefit of a corner plot garden. The property benefits from gas central heating and double glazing and is well decorated throughout. Internally the property comprises:- Porch, entrance hall, cloakroom wc, lounge archway to dining room. fitted kitchen. To the first floor there are three generous bedrooms and modern bathroom. Outside there are gardens to front side and rear making this a great family home. Viewing is highly recommended to appreciate all that is on offer.

**Porch**  
Double glazed composite entrance door, uPVC double glazed window to side, ceramic tiled flooring,

**Entrance Hall**  
Built-in storage cupboard, built-in pantry cupboard, radiator, laminate flooring, stairs to first floor landing, door to:

**WC**  
UPVC frosted double glazed window to side, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, laminate flooring.

**Lounge**  
13'4" x 12'8" (4.07m x 3.86m)  
UPVC double glazed bow window to front, radiator, coving to ceiling, archway dining area to:

**Dining Area**  
9'9" x 9'6" (2.97m x 2.90m)  
Radiator, serving hatch from Kitchen, coving to ceiling, uPVC double glazed french doors to garden, door to:

**Kitchen**  
8'10" x 9'8" (2.69m x 2.95m)  
Fitted with a matching range of base and eye level units with drawers, cornice trims and worktop space, 1+1/2 bowl composite sink unit with single drainer, stainless steel mixer tap and tiled splashbacks, space for dishwasher, built-in electric double oven, four ring gas with extractor hood over, uPVC double glazed window to rear, double radiator, door to:

**Rear Porch**  
Double glazed composite side door, uPVC double glazed window to side, door to:

**Utility**  
5'3" x 5'1" (1.60m x 1.55m)  
Plumbing for washing machine, space for tumble dryer, uPVC frosted double glazed window to rear.

**Landing**  
UPVC double glazed window to side, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, walk-in double storage cupboard with shelving, radiator, door to:

**Bedroom 1**  
11'7" x 10'8" (3.52m x 3.25m)  
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted sliding doors, hanging rails and shelving.



**Bedroom 2**  
11'7" x 9'6" (3.53m x 2.90m)  
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with part mirrored sliding door, hanging rails and shelving, radiator, laminate flooring.

**Bedroom 3**  
8'9" x 8'6" (2.66m x 2.60m)  
UPVC double glazed window to front, built-in over-stairs double storage

cupboard, double radiator, double door.

**Bathroom**  
Fitted with three piece modern white suite comprising deep panelled bath with electric shower over, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, Upvc panelled ceiling with recessed spotlights.

**Outside**

Front garden, enclosed by dwarf brick wall and fencing to front and sides, paved pathway leading to front entrance door with gravelled area and mature shrub borders. Side enclosed by timber fencing and mature hedge to front, rear and sides with lawned area. Rear, enclosed by timber fencing to rear and sides, large paved sun patio, rear gated access, timber garden shed. Off road communal parking spaces to side and rear