

41 Balcarres Road, Aspull, Wigan, WN2 1SD



Offers Around £180,000

Three bedroom semi detached property. Located in the very popular residential location of Aspull. Close to local schools, shops and all local amenities. This property benefits from double glazing, gas central heating, gardens front and rear. This spacious three bedroom is highly recommended for viewing to appreciate the location, condition and all that is on offer.

- Semi-Detached
- Gardens Front And Rear
- Off Road Parking
- EPC Rating C
- Three Bedroom
- Residential Location
- Council Tax Band A



Spacious three bedroom semi detached property. This well presented property is located in the very popular location of Aspull Close to Haigh Hall country park. Close to local shops, schools and all local amenities. This property benefits from double glazing, gas central heating, gardens to front and rear with off road parking. The property comprises:- Entrance hall, lounge, dining area, kitchen. To the first floor there are three bedrooms and a family bathroom.

This three bedroom semi is highly recommended for viewing to appreciate the space, condition and location of this family home.



Entrance Hall

UPVC frosted double glazed window to side, double radiator, Luxury vinyl flooring, carpeted stairs to first floor landing, double glazed composite entrance door,:;

Lounge 12'7" x 14'7" (3.84m x 4.44m)

Bay window to front, double radiator, ceiling with low-voltage spotlight:



Dining Area 9'4" x 7'10" (2.84m x 2.38m)

UPVC double glazed window to rear, radiator, vinyl flooring, uPVC double glazed door to garden, archway kitchen area to Kitchen, door to built-in under-stairs storage cupboard.

Kitchen 9'4" x 9'4" (2.84m x 2.84m)

Fitted with a matching range of cream base and eye level units with underlighting and drawers, wall mounted concealed gas combination boiler serving heating system and domestic hot water, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, vinyl flooring.

Landing

UPVC frosted double glazed window to side,:;



Bedroom 1 12'8" x 9'8" (3.86m x 2.95m)

UPVC double glazed window to front, radiator.

Bedroom 2 9'3" x 11'7" (2.82m x 3.53m)

UPVC double glazed window to rear, radiator.

Bedroom 3 8'9" x 7'7" (2.67m x 2.31m)

Double glazed window to front, radiator.



Bathroom

Fitted with three piece white suite comprising deep panelled bath with shower over, mixer tap and glass screen and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, ceramic tiled flooring.



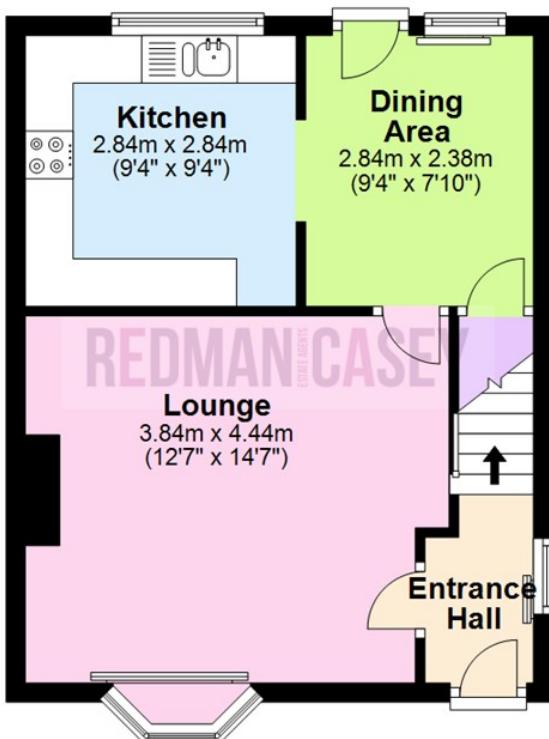
Outside

Front garden, enclosed by dwarf and timber fencing to front and sides with gravelled area, paved driveway to the front. Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area and shrub borders, side gated access, timber garden shed with power connected.



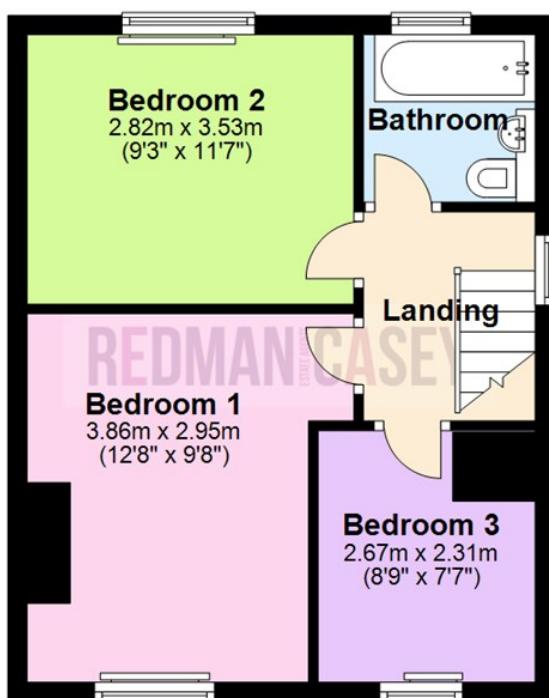
Ground Floor

Approx. 36.2 sq. metres (389.4 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



Total area: approx. 72.7 sq. metres (782.6 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 |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

