

3 Ratcliffe Road, Aspull, Wigan, WN2 1YE



## Offers In The Region Of £180,000

Two bedroom detached property in a fantastic location. This well presented property is close to local schools, shops and all local amenities. Extended to the ground floor giving a large well appointed kitchen with dining area. Benefitting from gas central heating and fully double glazed this property will be sold with vacant possession and no onward chain. Private garden to the rear and open aspect to the front viewing is highly recommended to appreciate all that is on offer.

- Extended Detached
- Gardens To Rear
- No Chain
- Council Tax Band A
- Wood Burning Fire.
- Two Bedroom
- Vacant Possession
- EPC Rating D
- Open Aspect To Front





Extended two bedroom detached property in a superb location. Close to local schools, shops and all local amenities. Benefiting from double glazing, gas central heating, enclosed garden to rear and sold with vacant possession and no onward chain. The property comprises:- Lounge, dining kitchen, bathroom, two bedrooms, to the outside there is a fully enclosed rear garden with patio seating area. This charming property has open aspect to the front and viewings are highly recommended to appreciate all that is on offer.

**Lounge Area 20'4" x 13'5" (6.20m x 4.09m)**

UPVC double glazed window to front, fireplace with cast-iron wood burner stove with glass door, two double radiators, stairs, uPVC double glazed entrance double door to side, door to Storage cupboard:

**Kitchen/Dining Room 14'10" x 15'5" (4.52m x 4.71m)**

Fitted with a matching range of base and eye level units with drawers and worktop space over round edged worktops, 1+1/2 bowl stainless steel sink unit with mixer tap, built-in dishwasher, plumbing for automatic washing machine, space for fridge/freezer, built-in eye level electric fan assisted oven, built-in four ring electric hob with extractor hood over, double radiator, radiator, ceramic tiled flooring, uPVC double glazed entrance double door to side:

**Bathroom**

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin with shower above and glass screen and low-level WC, tiled splashbacks, uPVC frosted double glazed window to side, radiator, ceramic flooring.

**Bedroom 1 7'10" x 13'5" (2.39m x 4.09m)**

UPVC double glazed window to front, double radiator:

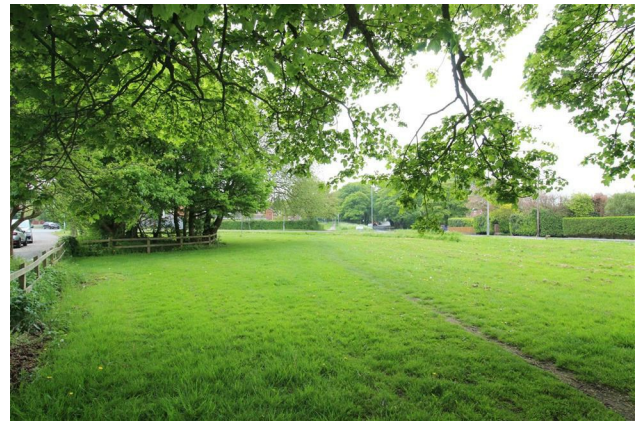
**Bedroom 2 7'4" x 9'9" (2.23m x 2.97m)**

UPVC double glazed window to rear, double radiator, door to Storage cupboard.

**Landing**

**Outside Rear**

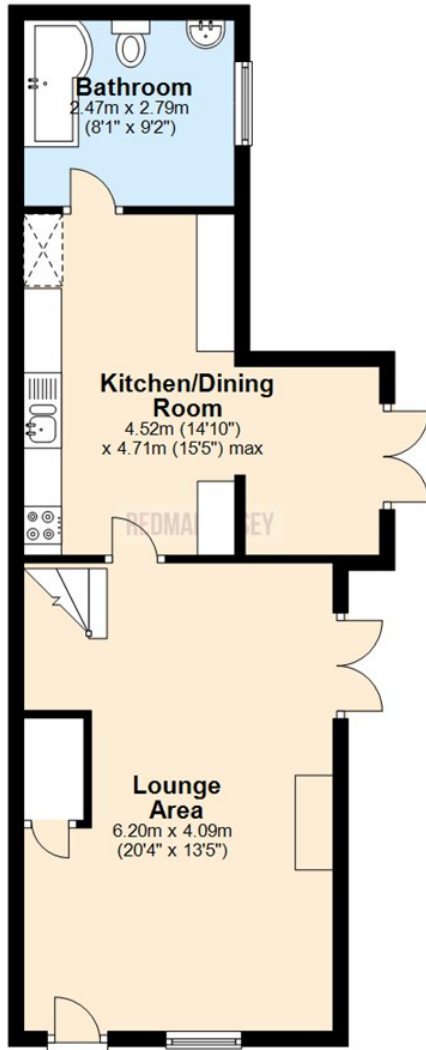
Fully enclosed rear garden with patio seating area and artificial grassed lawn.





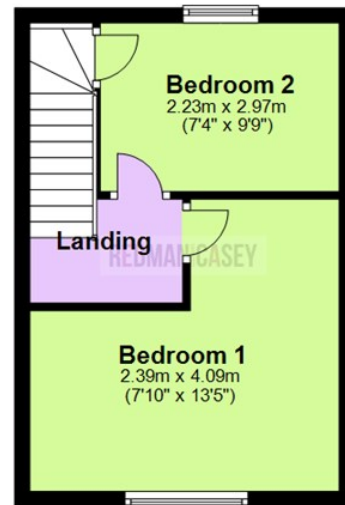
## Ground Floor

Approx. 50.3 sq. metres (541.9 sq. feet)



## First Floor


Approx. 24.9 sq. metres (268.5 sq. feet)



Total area: approx. 75.3 sq. metres (810.5 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 CO2 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>		
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