



House - Townhouse (EPC Rating: C)

59 MILL LANE ASPULL, WIGAN, LANCASHIRE, WN2 1RA

Offers Over

£300,000

FEATURES

- SOUTH FACING GARDEN
- SOUGHT AFTER LOCATION
- Ready to Move in
- MILL GATE DEVELOPMENT
- TWO Allocated parking spaces
- MODERN HOME




FREENEY & OLIVER
ESTATES

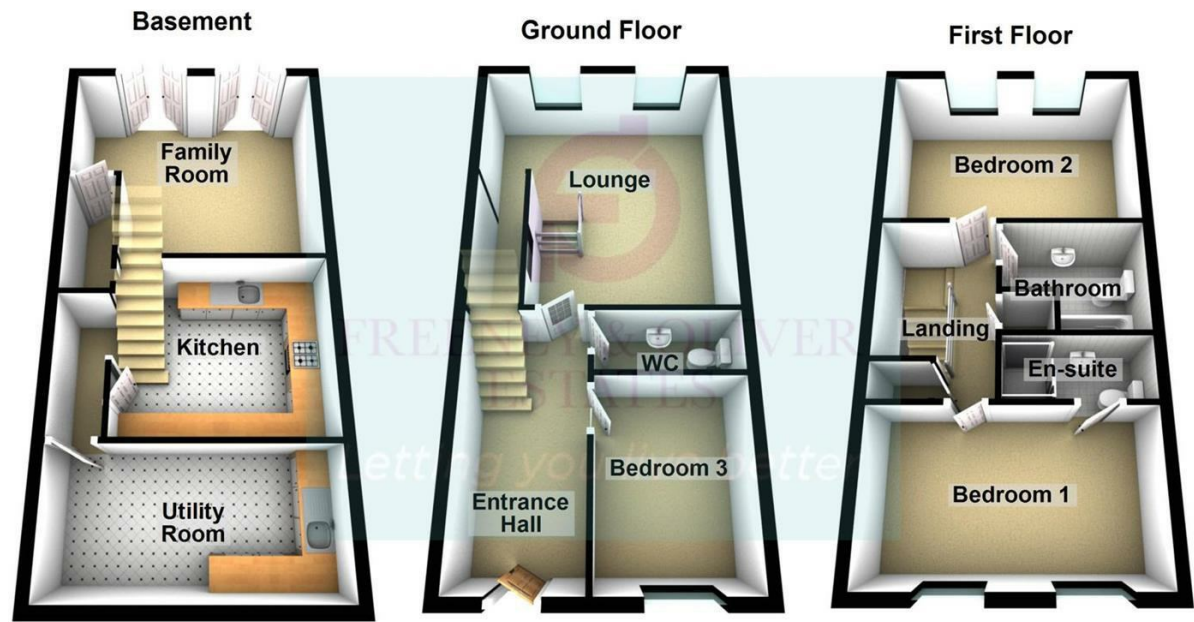
3 Bedroom House - Townhouse located in Wigan

FREENEY & OLIVER ESTATES your local Estate Agent are PROUD to offer FOR SALE this beautiful THREE bedroom, modern family home. The property is situated on the MILL GATE DEVELOPMENT in a sought after location 'ASPULL'. The property was built in 2013 by Morris Homes.

BEAUTIFULLY PRESENTED south facing property with views of the Borsdane Woodlands. This would make the perfect family home for a range of buyers. With generous accommodation, a spacious open plan family room and kitchen overlooking the garden which is great for entertaining with Family and Friends. This THREE bedroom home offers contemporary living over THREE floors. Close to all local shops, schools and excellent transport links.

The property comprises of; Basement, modern kitchen with built in hob, double electric oven, fridge freezer and dishwasher. This leads onto a spacious open plan family room with two sets of french doors leading out to the rear garden, understairs storage and a handy utility Room.

To the Ground Floor is a Large entrance hallway, WC, Lounge and Bedroom Three. To the second floor is Bedroom One with ensuite, Bedroom Two and family Bathroom.



Call us on

info@freeneyandoliverestates.co.uk

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.