



**£145,000**

504 Bolton Road, Aspull, Wigan, WN2 1PX



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Nestled on Bolton Road in the charming village of Aspull, Wigan, this delightful house offers a perfect blend of comfort and convenience. As you enter through the inviting front porch, you are welcomed into a spacious living room, ideal for relaxation and entertaining. The property boasts two well-proportioned bedrooms, with the main bedroom featuring built-in wardrobes for ample storage. The second bedroom presents a stunning view of the picturesque Rivington and Blackrod, making it a serene retreat.

The dining area flows seamlessly into the kitchen, creating a warm and inviting space for family meals and gatherings. The modern bathroom adds a touch of contemporary elegance, ensuring that your daily routines are both comfortable and stylish. Outside, the shared garden provides a lovely area for outdoor enjoyment, complemented by a convenient storage area. Additionally, the front courtyard offers a charming entrance to the home.

Situated in a popular area, this property is surrounded by excellent schools, making it an ideal choice for families. With its appealing features and prime location, this house on Bolton Road is a wonderful opportunity for those seeking a welcoming home in Aspull.

## Front Court Yard

## Rear Garden

## Kitchen

## Living Room

## Dining Room

## Bathroom

## Main Bedroom

## 2nd Bedroom

## Rear View

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

