

Wainwright
&
Edwards

FOR SALE
01772 814863



Offers In The Region Of £159,950

24 Reservoir Street, Aspull, Wigan, WN2 1QN



PROPERTY SUMMARY

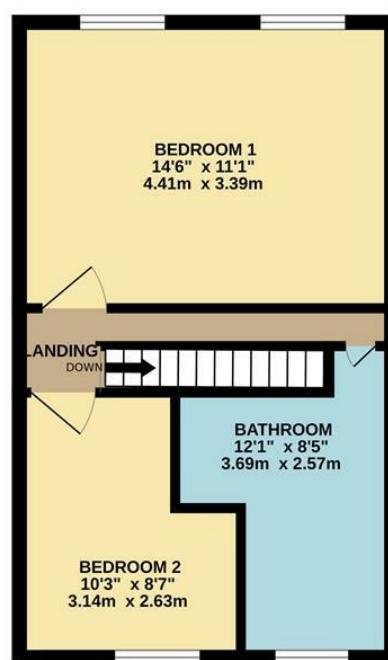
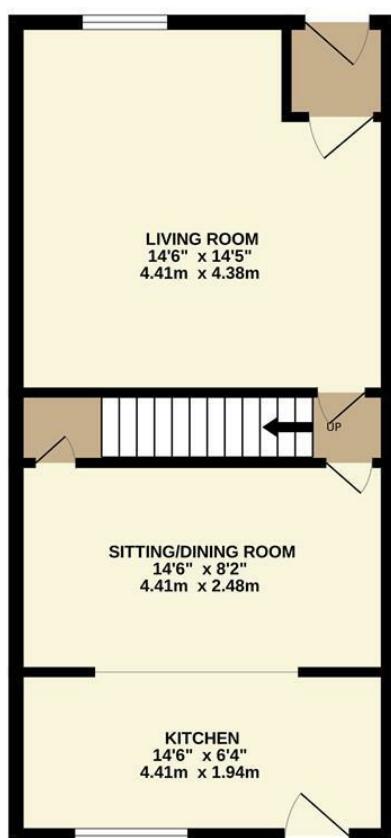
A well presented mid terrace property in popular residential location. The spacious accommodation comprises vestibule, lounge and open plan dining kitchen. To the first floor there are two good size bedrooms and modern shower room. The property benefits from gas central heating, double glazing, good size rear garden and has the added benefit of being chain free! Early viewing advised.





GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 815 sq.ft. (75.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows and doors, etc. are approximate and are for general guidance purposes only. There may be an omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

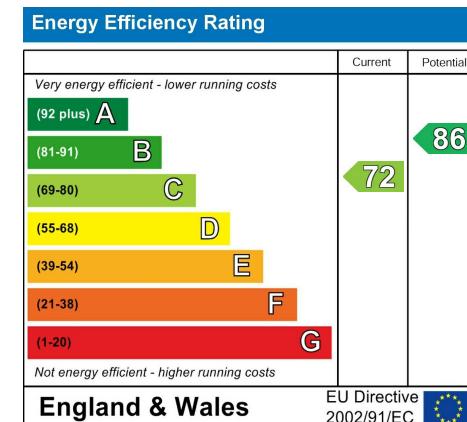
Wigan

TENURE

Freehold

COUNCIL TAX BAND

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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.

**Wainwright
&
Edwards**

OFFICE ADDRESS

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