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# 97 Lincoln Drive

Aspull, Wigan, WN2 1UR

**Offers over £290,000**

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### Accommodation comprises
Enter through the uPVC front entrance door into hallway.

### L-shaped Hallway
14'1" x 10'0" (4.29m x 3.05m)
Welcoming entrance hallway with storage cupboard housing combi boiler, radiator, two centre ceiling lights, loft access, plug sockets.

### Lounge / Dining Area
24'8" at widest point x 16'2" (7.52m at widest point x 4.93m)
Lounge with large uPVC double glazed window overlooking fabulous views over rolling fields to the front, brick chimney breast housing gas fire, coving, radiator, centre ceiling light, plug sockets.

Dining Area with patio doors opening onto private rear garden, radiator, plug sockets, centre ceiling light.

### Fitted Kitchen
10'9" x 10'5" (3.28m x 3.18m)
Fitted kitchen with a range of wall and base units with complimentary work surfaces over, stainless steel sink with mixer tap and drainer, gas hob, integrated oven and grill with extractor canopy above, space and plumbed for auto washer, space to site tall fridge freezer, partial tiling to walls, tiling to floor centre ceiling light, radiator, storage cupboard, plug sockets, centre ceiling light, uPVC double glazed window to rear elevation overlooking the private rear garden, uPVC double glazed door leading onto the rear garden.

### Bedroom One
13'1" x 11'5" (3.99m x 3.48m)
uPVC double glazed window to front elevation with beautiful views over rolling fields and farmland, radiator, coving, centre ceiling light, wall mounted fuse box.

### Bedroom Two
11'6" x 9'7" (3.51m x 2.92m)
uPVC double glazed window to rear elevation over looking private rear garden, radiator, centre ceiling light, plug sockets.

### Bedroom Three
10'3" x 7'10" (3.12m x 2.39m)
uPVC double glazed window to front elevation overlooking the front garden and beautiful views over rolling fields, centre ceiling light, plug socket, radiator.

### W.C.
6'7" x 3'0" (2.01m x 0.91m)
Low level w.c. flush, centre ceiling light, radiator, uPVC double glazed opaque window to rear elevation

### Shower Room
6'7" x 5'11" (2.01m x 1.80m)
uPVC double glazed window to rear elevation, sink, fully tiled shower area with electric shower and hand held attachment. Fully tiled walls, radiator, centre ceiling light.

### Detached Garage
Detached Garage with up and over door and additional side door.

## Externally
Double fronted with large front garden and side gardens. Gated access to both sides of property leading to the rear garden. Footpath leading to front entrance door.

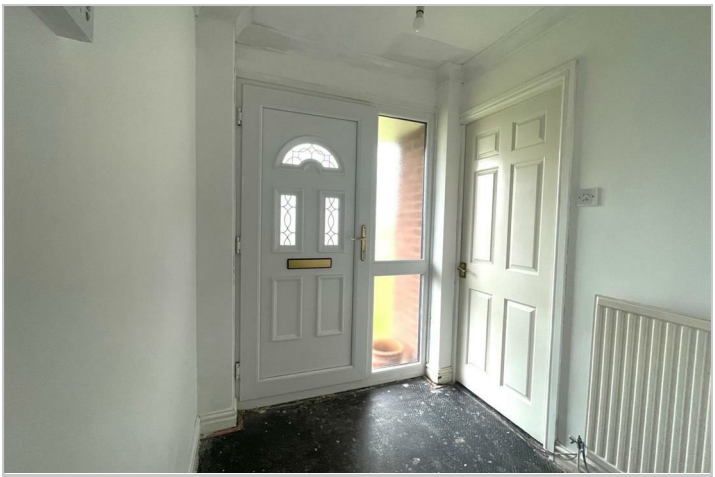
Rear garden laid mainly to lawn with with flag patio/entertaining area, borders stocked with trees and shrubs. fenced panelled boundaries, gated side access. Access to garage from side door.

## Tenure
We are informed by the Seller that the tenure of this property is FREEHOLD

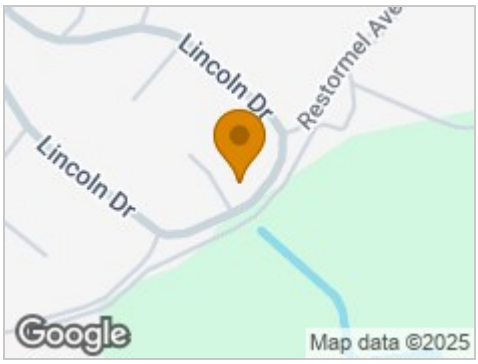
Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

## Disclaimer
All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



## Road Map




## Hybrid Map

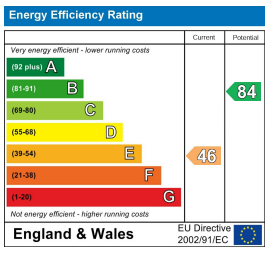
## Terrain Map

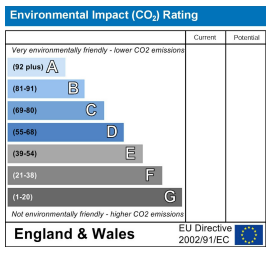
## Floor Plan

## Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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