



INDEPENDENT ESTATE AGENTS

8 Dukes Row, Aspull, Wigan, Lancashire, WN2 1PQ

**£300,000**

**FOR SALE**

A superb stone cottage set in an enviable location and including a driveway, detached stone garage, gardens and open fields to the front and rear.



- 3 - 3.5 MILES TO MOTORWAY AND TRAIN LINKS
- BRIMMING WITH COTTAGE CHARACTER
- PRIVATE DRIVEWAY AND DETACHED STONE GARAGE
- MANCHESTER COMMUTER BELT
- IMPRESSIVE, SPIRAL STAIRCASE

- TWO DOUBLE BEDROOMS, PLUS VERSATILE LOFT ROOM
- GARDENS PLUS OPEN FIELDS TO FRONT AND REAR
- WELL PLACED FOR HAIGH COUNTRY PARK
- WIGAN TRAIN STATION HOSTS FAST TRAIN TO LONDON
- IDEAL LOCATION FOR THOSE WHO SPEND TIME OUTDOORS

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# 8 DUKES ROW, ASPULL, WIGAN, LANCASHIRE, WN2 1PQ

A quintessential 18th century listed cottage brimming with character and period features.

Dukes Row is just a small group of cottages, enjoying the benefits of open fields to the front and rear, and being practically located for important transport connections.

Features particularly worthy of note, which are rare within similar cottages, are the sizable front and rear gardens, a driveway and a detached stone garage immediately within its curtilage.

The accommodation includes a formal lounge with an impressive fireplace and a spiral staircase to the first floor. The well-planned dining kitchen to the rear enjoys views towards the fields.

To the first floor there are two double bedrooms, the master of which includes original, stripped and sealed floorboards and an excellent provision for storage. Each of these bedrooms are served by a pleasant shower room.

To the second floor, there is a versatile loft room, which has been used as an occasional bedroom and otherwise provides an ideal space as a study, hobby room and accessible storage.

In summary, this property offers something that is a break from the norm and will suit those wishing to enjoy the many benefits of cottage living.

The seller informs us that the property is Freehold

Council Tax Band C - £1,640.19

## THE AREA

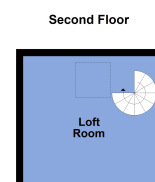
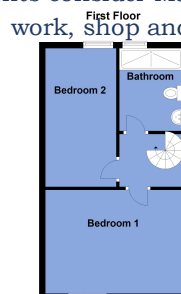
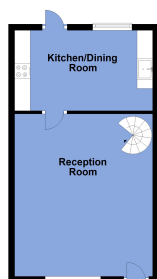
### The Area

Duke's Row is positioned amongst open fields and located within the highly regarded area of Aspull.

The village offers a unique combination of easy access to important transport links and stunning countryside.

Wigan train stations are around 3 miles away, providing access into central London in just over two hours. Manchester is equally accessible by train from Horwich Parkway circa 3.5 miles away. Junction 6 of the M61 is approximately a 3-mile drive making the home ideally placed to access popular business, commercial, leisure and entertainment locations in the surrounding area and beyond.

Village shops are just a short walk away while a great variety of retail and services are available within Wigan and Horwich. The Middlebrook development close to Horwich Parkway train station also offers a range of commercial outlets and restaurants. Many local residents consider Manchester and the Trafford Centre an ideal distance to work, shop and socialise.



Total area: approx. 83.7 sq. metres (900.8 sq. feet)  
THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE  
GUIDE.  
Plan produced using PlanUp.

## ROOM DESCRIPTIONS

### Ground Floor

#### Reception Room 1

14' 0" (max into the alcove) x 17' 0" (max) (4.27m x 5.18m) Beamed finish to the ceiling. Window to the garden and ultimately to the garage and driveway. Ceiling height 7' 9" (2.36m). Lovely feature fireplace with cast iron and tiled surround, tiled hearth with gas fire. Spiral staircase leads from the rear of this room to the first floor.

#### Kitchen

14' 5" x 8' 6" (4.39m x 2.59m) A good bright space with rear window plus a good sized glass paneled stable door to the patio, garden and open fields beyond. Current configuration allows for a distinct dining area. Wall and base units. Belfast sink. Timber surfaces. Limestone tiling.

### First Floor

#### Landing Area

With return staircase to the second floor

#### Bedroom 1

11' 1" x 14' 7" (max into the depth of the alcove) (3.38m x 4.45m) To the front. Feature fireplace with stone surround

#### Bedroom 2

7' 6" x 14' 7" (2.29m x 4.45m) Rear window with open aspect to the open fields and cupboard conceals the gas central heating boiler.

#### Bathroom

6' 6" x 8' 9" (1.98m x 2.67m) Refitted as a shower room. Natural light through a rear window. Distinct shower area with drencher units, remote taps. Heated towel rail. Residue of the room is WC and hand basin with vanity unit. Tiled splash back. Tiled floor.

### SECOND FLOOR

#### Attic Room

11' 9" x 12' 8" (max) (3.58m x 3.86m) Natural light with a velux roof light. Eaves storage to eaves with a good depth on either side.

### OUTSIDE

#### Detached Garage

18' 2" x 8' 5" (5.54m x 2.57m) Connecting to the driveway. Electrics, light, charging point, roller electric door, side window. Entrance door also from the rear.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	