



**Dodds Farm Lane
Aspull
Wigan
Lancashire
WN2 1PU**

Offers in Excess of £432,000

bettermove

Dodds Farm Lane

Wigan

Bettermove are proud to present this 4 bedroom detached house in Aspull available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the large driveway with charging point and garage. The council tax band is F.

The interior of this beautifully presented property comprises a spacious living room, study room, downstairs WC, fitted kitchen with dining area providing access into the bright orangery with beamed ceiling on the ground floor. The first floor consists of 4 bedrooms, ensuite bathroom the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Aspull, the property is close to a range of amenities, including excellent schools, shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M61 and many local buses providing easy access to Wigan Town Centre.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

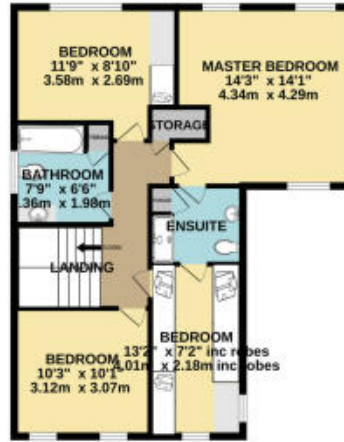
The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR
1026 sq ft. (95.3 sq.m.) approx.



1ST FLOOR
699 sq ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA - 1725 sq ft. (160.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of fabric, windows, doors and any other details are approximate and no responsibility is taken for any error, 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 here are not intended and no guarantee is given as to their operability or efficiency use for green.
Made with floorplan 02023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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