



## 6 Beckwith

Platt Bridge, Wigan, WN2 3UN

Offers in the region of £317,995



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## Accommodation comprises

Enter through the composite double glazed door with obscured glass panelled inserts into the welcoming entrance hallway.

## Entrance Hallway

8'4" x 4'8" (2.54m x 1.42m)

Engineered wooden flooring, coving, loft access (access via drop down ladder and advised by vendors the loft is fully boarded). Halogen ceiling spotlights, alarm panel, storage cupboard housing Main combi boiler. Double doors through to lounge.

## Spacious Lounge

15'10" x 14'9" (4.83m x 4.50m)

uPVC double glazed window to front elevation (private outlook), engineered wooden flooring, two double radiators with decorative cover, log effect electric fire into chimney breast, plug sockets, tv aerial point, coving, centre ceiling light fitting,

## Kitchen / Diner

26'5" x 14'9" to widest point (8.05m x 4.50m to widest point)

Kitchen: Ultra modern spacious (Howdens) kitchen fitted with a range of cream wall and base units with grey speckled laminate work surfaces over, grey resin sink with mixer tap and drainer, partial tiling to walls, space for American style fridge freezer, plumbed for auto washer, built in additional cupboard, Range cooker with seven gas rings, double oven and grill, extractor canopy over, engineered wooden flooring, double radiator, halogen ceiling spotlights, uPVC double glazed window to rear elevation (overlooking the beautiful private rear garden and patio areas), uPVC double glazed door to rear elevation.

Dining Area: uPVC double glazed french doors (overlooking the private rear garden), engineered wooden flooring, tv aerial point, plug sockets, coving, space to site dining room table and chairs.

## Master Bedroom

17'0" x 12'7" (5.18m x 3.84m)

uPVC double glazed window to front elevation, uPVC double glazed window to rear elevation. Wooden engineering flooring, coving, two double radiators, plug sockets. Fitted with a range of wardrobes (full length of one wall), bedside cabinets and matching dressing table (opposite wall), centre ceiling light.

## Bedroom Two

15'6" x 9'8" (4.72m x 2.95m)

uPVC double glazed window to front elevation, grey laminate flooring, space to site bedroom furniture as desired. Centre ceiling light, coving, plug sockets.

## En-Suite Shower Room

9'6" x 4'3" (2.90m x 1.30m )

Comprising fully tiled shower cubicle with combi shower over and fitted glass shower screen, pedestal sink hand wash basin, low level w.c flush. Double radiator, part tiling to walls, tiling to floor, vent, centre ceiling light, uPVC double glazed opaque window to side elevation.

## Externally

Front: Large block paved driveway to front for ample off road parking for three/four vehicles and electric charging point. Garden mainly laid to lawn and mature trees, shrubs and flowers to borders.

Rear: Large and Private Rear Garden with Indian

Stone Paving with Patio Areas over Two Tiers. Garden mainly laid to lawn with mature trees, shrubs and flowers to borders. Outside water tap. Shed. Outbuilding with power and light which could be use for multiple uses. Fenced panelled boundaries. Gated side access.

### 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.

### Workshop/Home Office

Outbuilding with Power and Light, allowing additional use and is an added benefit.

### Council Tax

We understand the property is in council tax band B this information has been taken from Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) website.

### 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



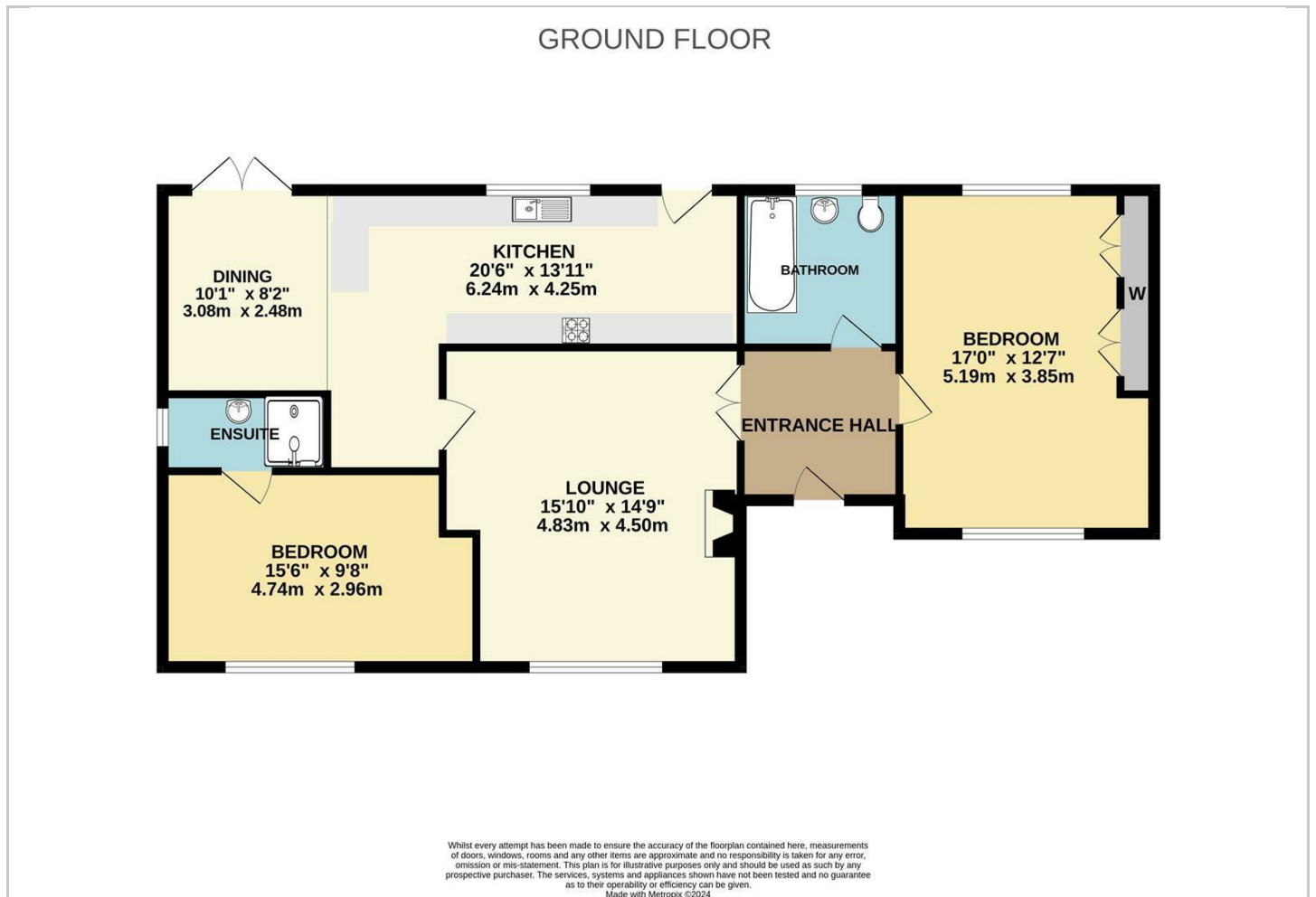
## Hybrid Map



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.