



Crediton Drive, Platt Bridge, WN2 5HX

This attractive semi-detached family home is now on the market, perfectly situated for easy access to Wigan and Ashton town centres. Ideal for commuters, it boasts excellent transport links to Manchester, Liverpool, and Preston. You'll also find yourself close to nature reserves, canal-side cycling routes, and a variety of local amenities including shops and highly-regarded schools. Inside, the property features an entrance hallway, lounge, kitchen/diner, and on the first floor, three bedrooms and a family bathroom. Outside, there's a paved/stoned driveway. The rear garden is an enclosed, easy-to-maintain, nature-friendly haven with a planted feature pond. It also includes a summer house with an American Master Spa hot tub (32amp) and an outdoor undercover dining area with seating for six to eight people. This property boasts an impressive array of features, both inside and out. The expansive rear garden, measuring a generous 76ft long by 25ft wide, is a naturally established and beautifully planted oasis, complete with a tranquil pond with a water feature and a relaxing swing seat. For the keen gardener, there are two raised vegetable beds and an 8ft x 4ft greenhouse with full electrics. Practical additions include a large 24ft x 8ft workshop, fully equipped with electrics and its own independent consumer unit, and additional pantry storage space inside the home. Furthermore, the property benefits from fully owned, energy-efficient 2.4Kw solar panels, providing valuable feed-in tariff payments. Completing the outdoor experience is a private, not-overlooked timber summer house containing a Master Spa Hot Tub suitable for 6 to 8 people. To complete the outdoor space is an undercover dining area with seating for six to eight people, perfect for entertaining. **Contact us now to arrange a viewing**

Offers in Excess of £219,950

- Three Bedrooms
- Semi-Detached
- 76Ft Rear Garden
- Driveway
- Summer House

Entrance

UPVC double glazed door to the front elevation, ceiling light point and a wall mounted radiator.

Lounge

14' 5" x 12' 5" (4.39m x 3.78m)

UPVC double glazed window to the front elevation, waterproof laminate floor and a wall mounted radiator.

Kitchen/Diner

15' 5" x 9' 3" (4.70m x 2.82m)

UPVC double glazed French doors to the rear elevation, UPVC double glazed window to the rear elevation, two ceiling light points, wall mounted radiator, wall base and drawer units, integrated oven, grill, hob and extractor, integrated fridge/freezer, part tiled walls and an integrated dishwasher.

Upstairs

Landing

Access to Loft which is fully boarded, has lighting and insulation, airing cupboards housing the boiler: 6 months old Worcester Bosch

Bedroom One

13' 0" x 9' 1" (3.96m x 2.77m)

UPVC double glazed window to the front elevation, wall mounted radiator, integrated wardrobes and a ceiling light point.

Bedroom Two

10' 10" x 9' 1" (3.30m x 2.77m)

UPVC double glazed window to the rear elevation, wall mounted radiator and a ceiling light point.

Bedroom Three

8' 1" x 6' 1" (2.46m x 1.85m)

UPVC double glazed window to the front elevation, wall mounted radiator and a ceiling light point.

Bathroom

UPVC double glazed frosted window to the rear elevation, W/C, shower cubicle, vanity sink unit, wall mounted radiator, spotlights and part tiled walls.









Outside

Front

Stoned area and a paved driveway for 3 cars, fully alarmed

Rear

Timber Summer House: Not overlooked for enhanced privacy. Outdoor Undercover

Dining Area: Spacious seating for 6-8 people, perfect for entertaining.

Expansive Garden: A generous 76ft long x 25ft wide, naturally established, and beautifully planted.

Tranquil Water Features: Includes a stunning pond with water feature.

Nature-Friendly Touches: Enjoy a relaxing swing seat and two raised vegetable beds for keen gardeners.

Greenhouse: Practical 8ft x 4ft greenhouse with full electrics. Large Workshop: Impressive 24ft x 8ft workshop with full electrics and an independent consumer unit.

Additional Pantry Storage Space: Convenient extra storage. Exterior Feature Solar Panels: Fully owned energy-efficient 2.4Kw solar panel system, feed in tariff payments

Tenure

Leasehold

Council Tax

В

Other Information

Water mains or private? Mains
Parking arrangements? Driveway
Flood risk? TBC
Coal mining issues in the area? No
Broadband how provided? TBC
If there are restrictions on covenants? Yes
Is the property of standard construction? Yes
Are there any public rights of way? No
Safety Issues? No

Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.





















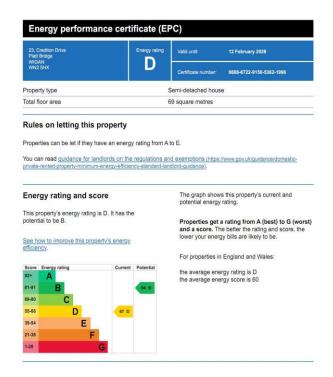




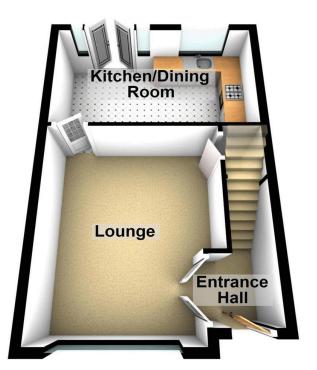




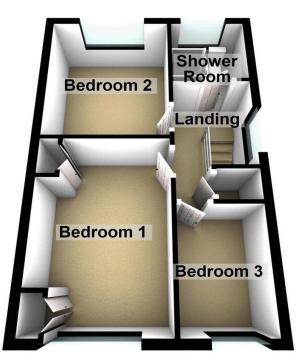




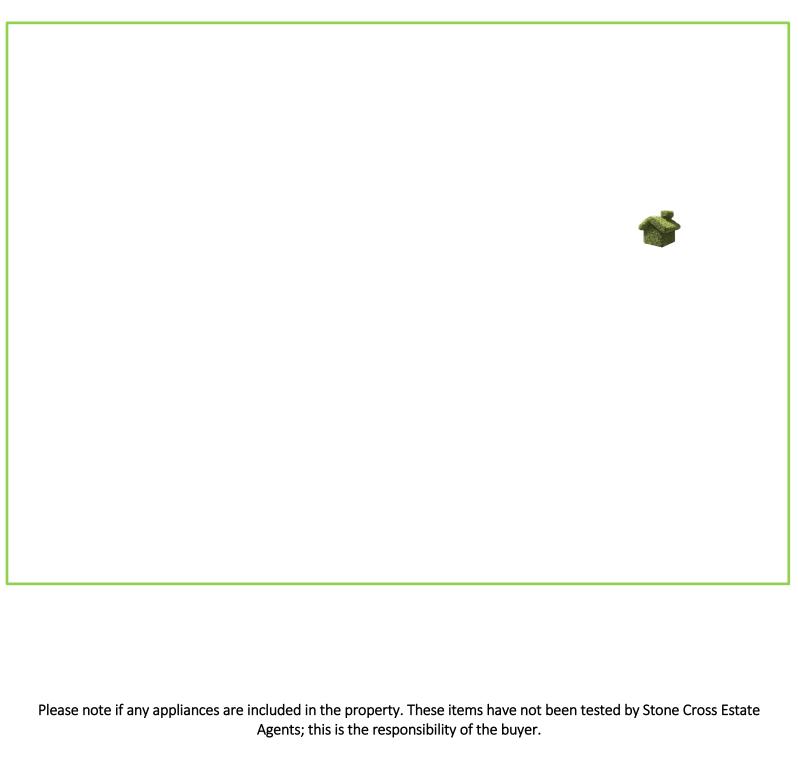
Ground Floor



First Floor



This floor plan is for illustration purposes only. Plan produced using PlanUp.



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