



Crediton Drive, Platt Bridge, WN2 5HX

Offers in Excess of
£219,950

*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***

- 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 CCTV.

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

B

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.







Energy performance certificate (EPC)

23, Crediton Drive
Plant Bridge
WIGAN
WN2 5HX

Energy rating

D

Valid until:

12 February 2028

Certificate number:

8668-6722-9150-5362-1996

Property type

Semi-detached house

Total floor area

69 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

A 3D isometric floor plan of the ground floor. The layout includes a large Lounge at the front, a Kitchen/Dining Room at the back, an Entrance Hall with a door leading outside, and a set of stairs leading to the first floor.

First Floor

A 3D isometric floor plan of the first floor. The layout includes three Bedrooms (Bedroom 1, Bedroom 2, and Bedroom 3), a Shower Room, and a central Landing with stairs leading down to the ground floor.

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



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.

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

Stone Cross Estate Agents LTD

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