



567 Liverpool Road, Platt Bridge

Guide Price **£120,000**

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ESTATE AGENTS

567 Liverpool Road

Platt Bridge, Wigan

Situated in the sought-after location of Platt Bridge, this tastefully decorated two-bedroom mid-terraced property offers a fantastic opportunity for first-time buyers and investors alike. With its spacious family living area and modern features throughout, this property is sure to impress.

Upon entering the property, you are greeted by a bright and airy living space, featuring laminate flooring and ample natural light. The new kitchen boasts sleek, contemporary units and provides the perfect space for culinary delights. The bathroom, also recently renovated, offers a fresh and clean aesthetic with its new suite.

Upstairs, you will find two generously sized bedrooms, creating a comfortable and relaxing atmosphere for peaceful nights. The property also benefits from a private garden, providing a tranquil outdoor space for relaxation and entertaining. The mature grassed lawn, flagged path, and patio area are ideal for al fresco dining, while the gated access ensures privacy and convenience.



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Additionally, the property offers the potential to create private off-road parking, adding an extra layer of convenience for residents. At the front of the property, a mature grassed lawn and gated entry create a welcoming approach. Alongside this, residents can enjoy the ease of parking for one car, with no permit required.

Ideally located in Platt Bridge, this property is a short distance from a range of local amenities, including shops, schools, and transport links. With its modern and stylish interiors, spacious living areas, and private outside space, this property presents an excellent investment opportunity for buyers looking to establish themselves in this desirable area.

In summary, this impressive two-bedroom mid-terraced property offers an abundance of features that cater to a range of buyer needs. From its tasteful decor and new fittings to its private garden and off-road parking, this property provides a comfortable and convenient lifestyle in a great location. Don't miss out on the chance to make this house your home.

Council Tax band: A

Tenure: Leasehold



Lounge

16' 9" x 13' 10" (5.11m x 4.22m)

A spacious family room with wood effect laminate flooring, wall mounted electric fire, upvc window to front, single radiator and multiple power points.

Kitchen Breakfast

8' 5" x 14' 10" (2.57m x 4.52m)

A galley style kitchen with breakfast area, a range of fitted base and wall units, large work tops, upvc window to rear, sink under window with mixer tap, a range of integrated appliances, porcelain floor tiles and upvc door to rear garden.

Landing space

A landing area fully carpeted.

Bathroom

4' 7" x 5' 7" (1.40m x 1.70m)

A newly fitted family bathroom suite with bath tub and shower above with glass screen, tiled walls, porcelain tiled flooring, wash basin with vanity unit, low level w.c, single radiator and frosted upvc window.

Bedroom One

14' 1" x 13' 8" (4.29m x 4.17m)

A large double room with upvc window to front, single radiator, wood effect laminate flooring and multiple power points

Bedroom Two

8' 1" x 7' 9" (2.46m x 2.36m)

A single room with upvc window to rear, multiple power points, single radiator and wood effect laminate flooring.





REAR GARDEN

A private rear garden with mature grassed lawn, flagged path and patio area ideal for al fresco dining, gated access for bin removal. (possibility to create private off road parking if needed)

FRONT GARDEN

A mature grassed lawn to front with gated entry leading to front door.

SECURE GATED

1 Parking Space

At the rear of the property is a private road with gated entry for residents, this provides off road parking for one car.

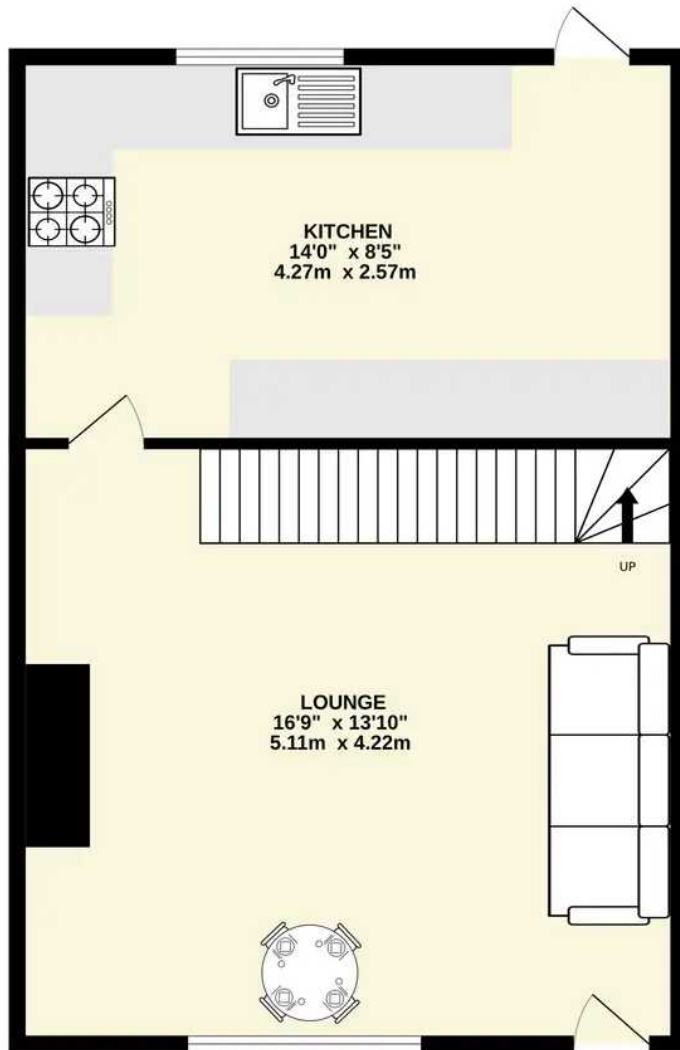
ON STREET

1 Parking Space

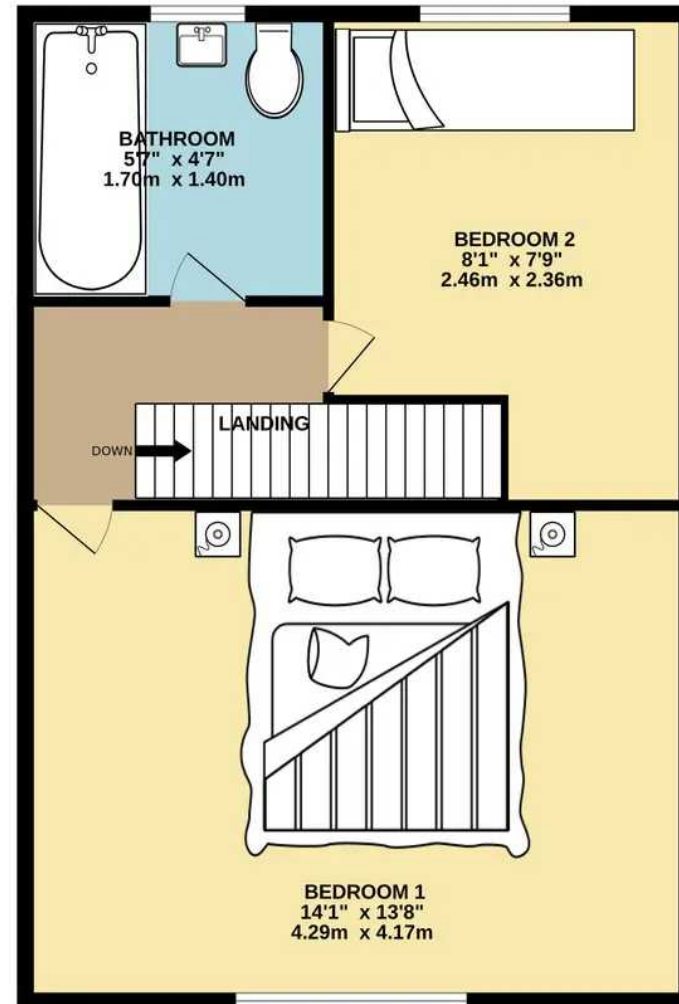
Parking for one car to front with no permit required.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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Movuno

105 Market Street, Hindley - WN2 3AA

01942 559 102

hindley@movuno.com

www.movuno.com/