



41 Dartington Road, Platt Bridge
£285,000

movuno
ESTATE AGENTS

41 Dartington Road

Platt Bridge, Wigan

Nestled in a sought-after residential area, this immaculate 4-bedroom detached house offers the epitome of contemporary family living. From the moment you step inside, you are greeted with a sense of warmth and elegance. The property boasts a spacious and light-filled interior that has been tastefully decorated throughout, providing a welcoming ambience for residents and guests alike. The ground floor features a versatile snug/office room, perfect for those seeking a quiet space to work or relax in. The well-appointed kitchen is a chef's dream, complete with modern appliances and ample storage space. Entertaining is a breeze with a large dining area that opens up to the rear garden through sliding doors, blurring the lines between indoor and outdoor living.

Upstairs, the first floor houses three generously sized double bedrooms, each offering a peaceful retreat for rest and relaxation. The master bedroom benefits from an en-suite shower room, providing a touch of luxury for its occupants. A fourth generous single room completes the sleeping quarters, ideal for children or guests. The family bathroom exudes sophistication with its contemporary fixtures and fittings, offering a tranquil space to unwind after a long day.



41 Dartington Road

Platt Bridge, Wigan

Additional highlights of this exceptional property include an integral garage, a guest W.C, and an Indian stone flagged driveway providing parking for two cars.

The outside space is a true oasis, meticulously designed to cater to every lifestyle need. The large low maintenance rear garden is a haven for family gatherings, featuring a raised composite decked area perfect for al fresco dining. The artificial grassed lawn and well-stocked flower beds infuse the space with colour and vitality, while the wood fenced border ensures privacy and security. A storage shed provides ample space for outdoor equipment, while an outside water faucet adds convenience for gardening tasks. A flagged pathway surrounds the property, offering easy access from all angles. To the side, a small artificial grassed lawn bordered by a red brick wall provides a charming spot for relaxation. The Indian stone flagged driveway at the front of the property not only enhances kerb appeal but also offers practical parking solutions. This home truly embodies the ideal fusion of comfort, style, and functionality, making it a must-see for discerning buyers seeking a premium residential experience.

Council Tax band: D Tenure: Freehold



Lounge

15' 5" x 11' 8" (4.70m x 3.56m)

A large family room with box bay upvc French door out onto rear garden, multiple, power points, single radiator and fully carpeted.

Garage

18' 4" x 8' 4" (5.59m x 2.54m)

A single integral garage with up and over door, power and lighting.

Sitting Room

11' 0" x 8' 4" (3.35m x 2.54m)

A useful room providing a second reception room ideal for creating a dining room or office space if required, with two upvc windows to front, warmed via single radiator, multiple power points and fully carpeted.

Water Closet

3' 6" x 6' 7" (1.07m x 2.01m)

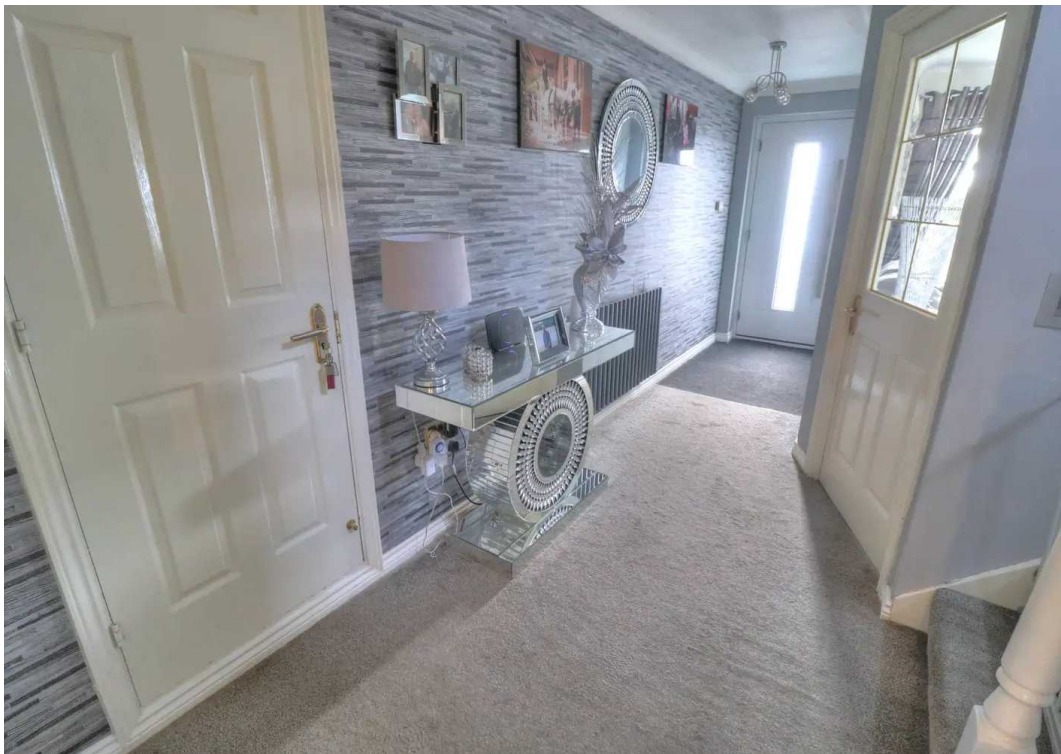
A guest water closet with low level pedestal toilet, wash basin, single radiator, frosted upvc window and tiled flooring.

Kitchen/Dining Room

12' 11" x 9' 5" (3.94m x 2.87m)

A spacious family kitchen with breakfast bar, a range of fitted base and wall units, quartz work tops, a range of integrated appliances, upvc window with sink under, ceiling spot lighting, single radiator, door to side access and fully tiled flooring.





Bedroom One

12' 5" x 12' 0" (3.78m x 3.66m)

A large double room with built in wardrobes, multiple power points, warmed via single radiator, upvc window, access to en-suite shower room and fully carpeted.

En-Suite Shower

7' 7" x 4' 10" (2.31m x 1.47m)

A spacious en-suite shower room with walk in shower, wash basin and vanity unit under, frosted upvc window, ceiling spot lighting and tiled flooring.

Bedroom Two

10' 6" x 10' 1" (3.20m x 3.07m)

A double room with upvc window, multiple power points, warmed via single radiator and fully carpeted.

Bedroom Three

10' 6" x 8' 5" (3.20m x 2.57m)

A double room with upvc window, multiple power points, fully carpeted and warmed via single radiator.

Bedroom Four

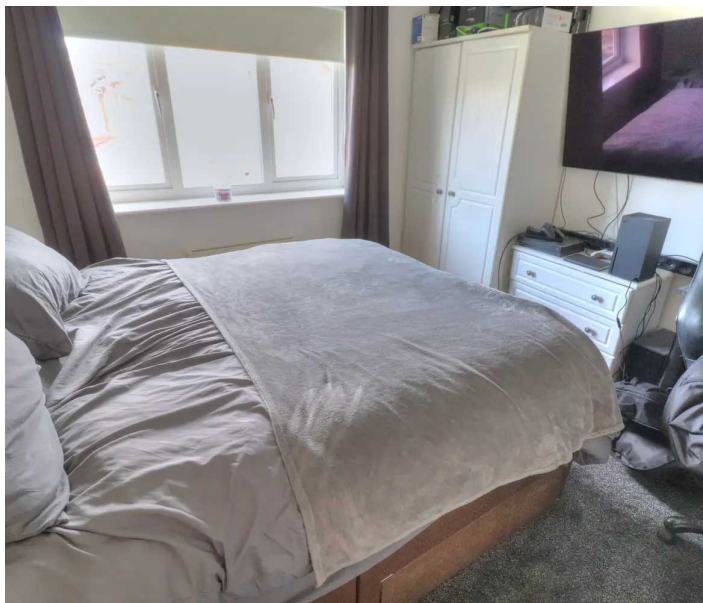
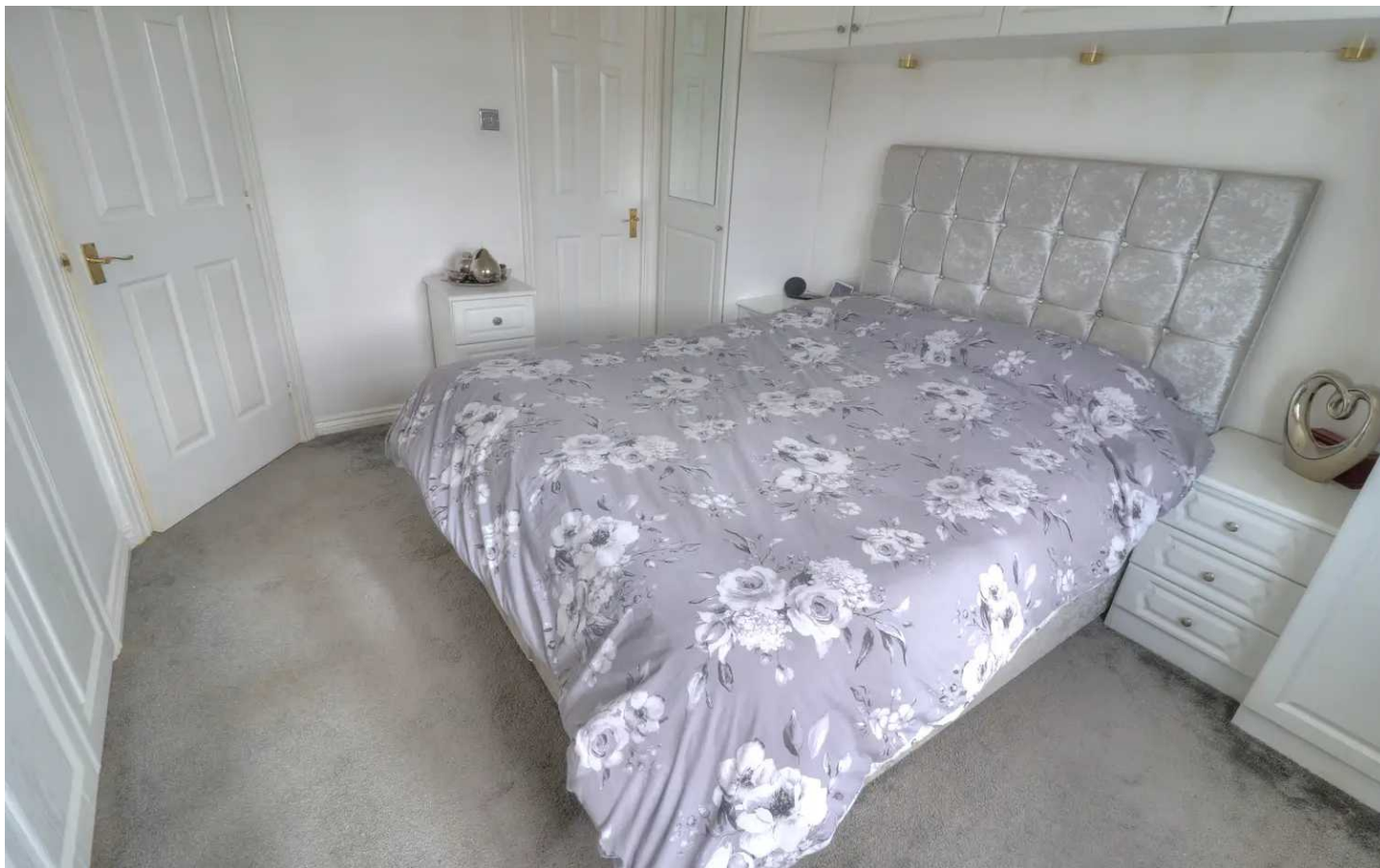
9' 2" x 8' 10" (2.79m x 2.69m)

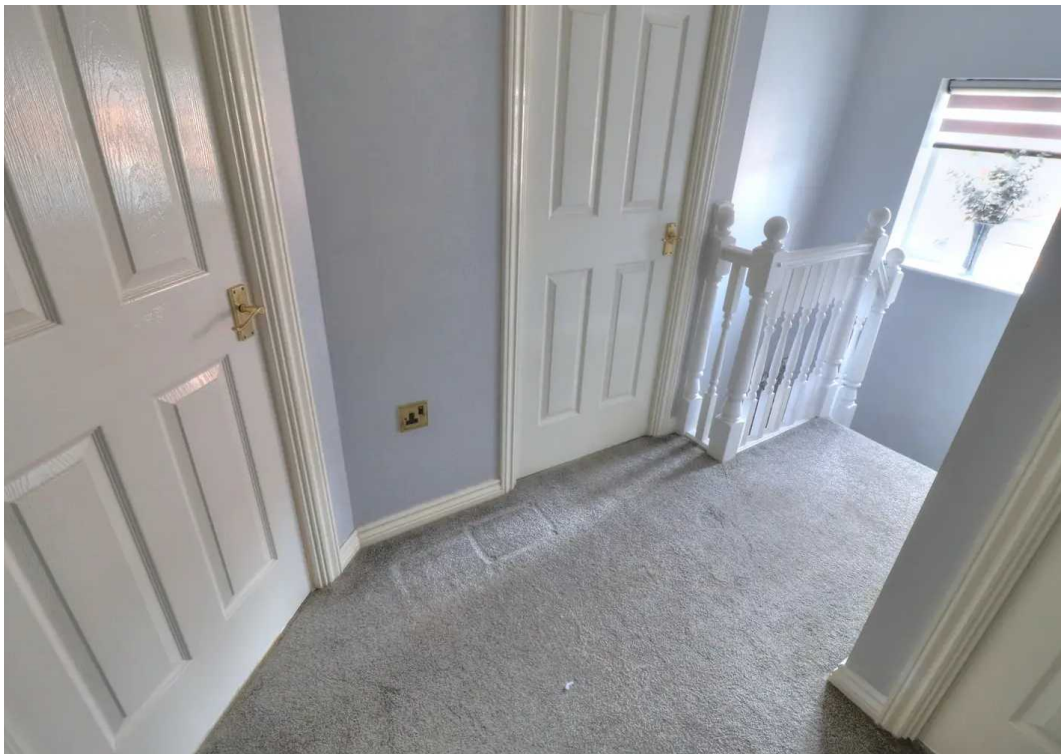
A single room with built in wardrobes, two upvc windows, multiple power points and warmed via single radiator.

Bathroom

7' 9" x 5' 0" (2.36m x 1.52m)

A modern fitted family bathroom suite with shower over bath tub, low level w.c, wash basin, frosted upvc window, tiled flooring and heated towel rail.





REAR GARDEN

A large low maintenance rear garden for all the family to enjoy with a raised composite decked area ideal for al fresco dining, artificial grassed lawn, well stocked flower beds, wood fenced border, storage shed, out side water faucet and flagged pathway on both side providing access all round the property.

FRONT GARDEN

A small artificial grassed lawn to the side with red brick wall boundary gated side access.

DRIVEWAY

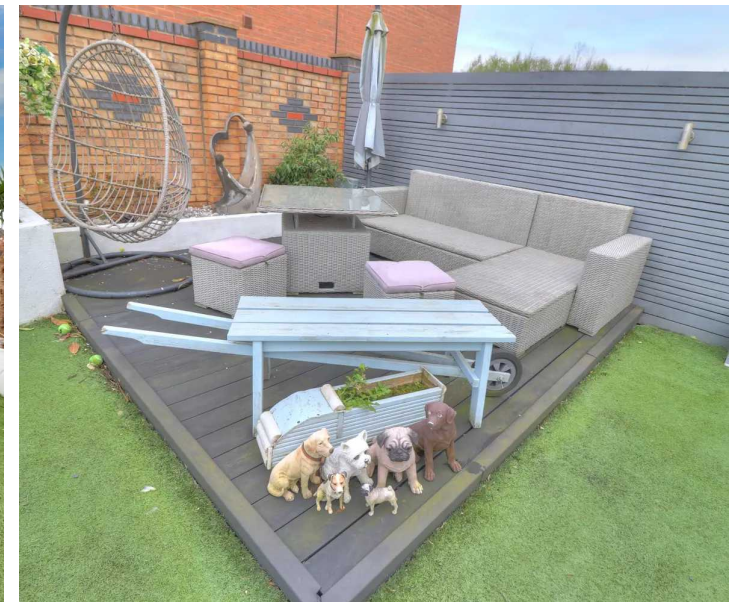
2 Parking Spaces

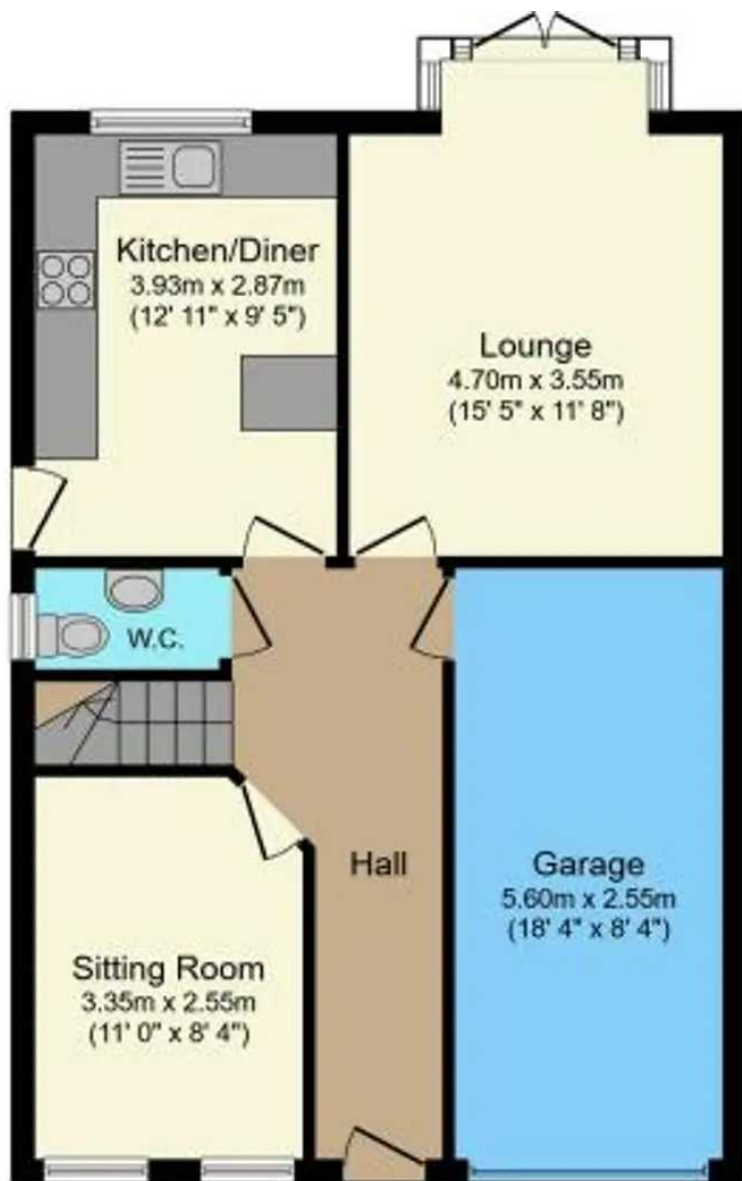
A Indian stone flagged driveway to front providing parking for two cars.

GARAGE

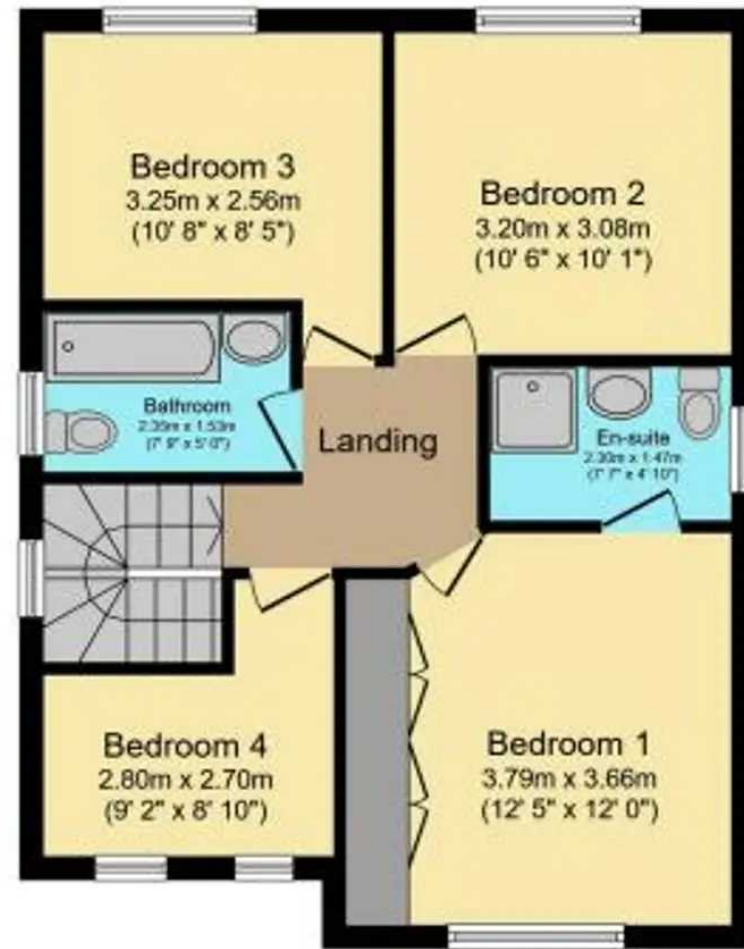
Single Garage

A single integral garage with up and over door, internal access, power and lighting.





Ground Floor



First Floor

Total floor area 117.9 m² (1,269 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



Movuno

105 Market Street, Hindley - WN2 3AA

01942 559 102

hindley@movuno.com

www.movuno.com/