

MORGAN H LEWIS



Asking Price £375,000

Moss Green Close, Wigan WN6 0FD

- *Stunning Detached Home
- *Private Corner Plot
- *1150Sqft of Living Space
- *Four Good Sized Bedrooms
- *Parking For Multiple Vehicles

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Built by highly acclaimed builders Morris Homes, this impressive detached home offers 1150 sq. feet of accommodation and is presented to the highest of standards. Located on a private cul-de-sac and with corner end plot, overlooking protected woodlands, within the Churchfields development. Close to the village of Standish, and on this popular new build estate, this attractive 'Broxton' home comes with the many advantages of owning a new build home, such as much lower maintenance, and lower running costs. This Property has been beautifully presented throughout with bright spacious rooms and every luxury a modern family would need.

The accommodation briefly comprises a light entrance hallway, with staircase to the first floor and finished with Amtico style herringbone flooring. There is access to the property's ground floor cloak room, complete with wash hand basin and w.c. and also into the spacious lounge, which is lovely and bright, with bi-fold doors leading out to the garden. The open plan family kitchen/diner is a delight, with herringbone flooring and plenty of light pouring in from both aspects of the room. The kitchen is finished with an excellent range of wall and base units in neutral tone, tied together with marble countertops. This spacious room is ideal for entertaining or for family gatherings and within the kitchen there are integrated appliances including eye level double ovens, gas hob and overhead extractor hood, dishwasher and fridge/freezer. There is a separate utility room, with access to the garden.

The first floor offers four fabulous bedrooms with the master bedroom also offering an en-suite and a further family bathroom. The master bedroom is positioned at the front of the home and features built-in wardrobes whilst the shower room includes a stylish three-piece suite with walk-in shower, wash hand basin and w.c. The three further bedrooms are also a great size and are centred around a bright and open central landing. The family bathroom completes the first floor with a classic three-piece suite including a bath with overhead shower, vanity wash hand basin and w.c. Neutral tiling completes the room. Externally, the property has a double width tarmac driveway, with parking for three cars and leading to the detached garage and is bordered by lawns and a planted hedge. There is side access which is secured by a gate, making it safe for children and animals alike. The South Westerly facing rear garden includes a flagged patio and lawns, and is not overlooked, providing a perfect space for family fun and outside entertaining.

Standish village and the highly acclaimed St Wilfrid's Primary School are a short walk away, as is the recently built leisure centre. The village offers a host of amenities, independent shops and restaurants and is a perfect location in which to raise a family. The commuter is equally well catered for with easy access to both the M6 and M61 motorways. Viewings of this lovely home are now welcomed, via our office.

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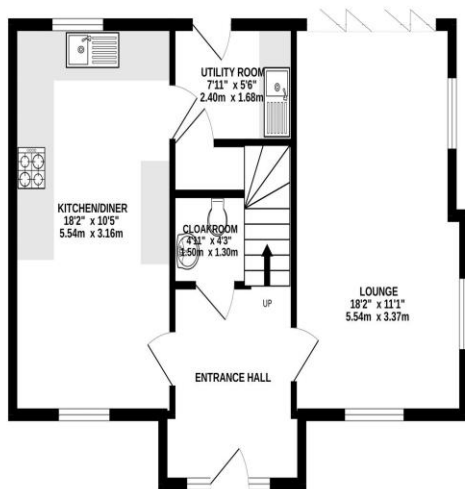


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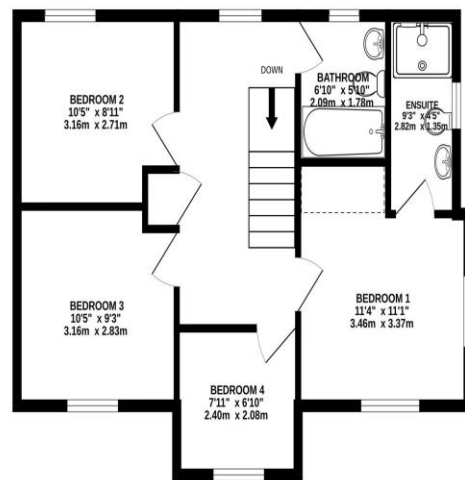


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GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 sq.m.) approx.

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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