



**2 Dartington Road, Platt Bridge**

Offers Over **£270,000**

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ESTATE AGENTS



## 2 Dartington Road

Platt Bridge, Wigan

This stunning 4 bedroom detached house is the epitome of a luxurious family home. Boasting ample living space and a range of stylish features, this property is sure to impress.

Upon entering the property, you are greeted by a spacious hallway leading to two reception rooms. These versatile spaces can be utilised as a formal lounge and a cosy family room, providing plenty of room for relaxation and entertainment. The large family kitchen is a highlight, featuring sleek countertops, integrated appliances, and ample storage space. Adjacent to the kitchen is a convenient guest W.C. and an integral garage, perfect for those in need of additional storage.

Upstairs, you will find four generously sized double bedrooms, offering a peaceful sanctuary for the whole family. The master bedroom boasts the added luxury of an en-suite shower room, providing a private retreat away from the hustle and bustle of every-day life. The property also benefits from a recently renovated bathroom suite, exuding a contemporary elegance that is sure to impress guests.

Council Tax band: D

Tenure: Freehold

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- Guest W.C





### Lounge

15' 2" x 11' 9" (4.62m x 3.58m)

A spacious family room with box bay upvc window to rear with French doors to rear garden, multiple power points, single radiator and fully carpeted.

### Dining Room

10' 10" x 8' 4" (3.30m x 2.54m)

A family dining room with two upvc windows to front with blinds, multiple power points, single radiator and fully carpeted.

### Kitchen

12' 11" x 9' 6" (3.94m x 2.90m)

A large fitted kitchen with a range of integrated appliances, large work tops, sink under upvc window to rear, single radiator, tile flooring and side door access to rear garden,

### Guest W.C

3' 3" x 5' 7" (0.99m x 1.70m)

A guest w.c with frosted upvc window, single radiator and laminate flooring

### Hallway

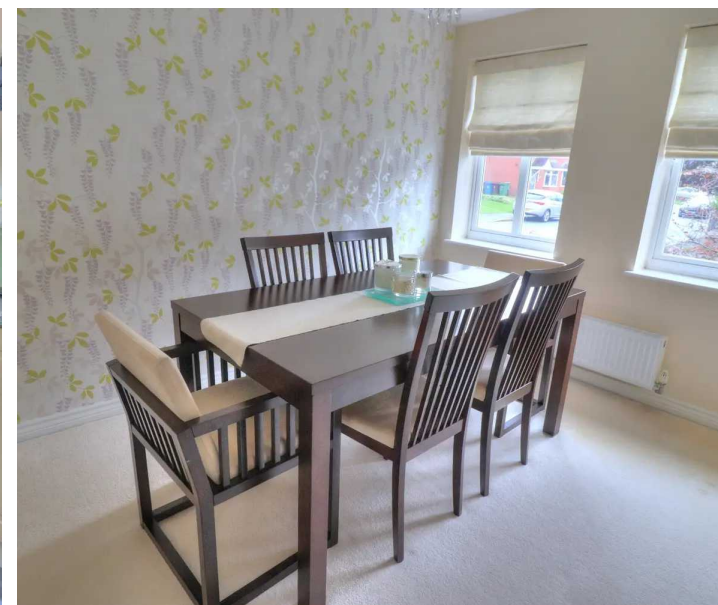
18' 4" x 6' 6" (5.59m x 1.98m)

A spacious entrance hallway fully carpeted and warmed via single radiator.

### Landing Area

6' 6" x 7' 9" (1.98m x 2.36m)

An open airy landing with large upvc window over staircase and fully carpeted.



### **Bathroom**

7' 11" x 5' 4" (2.41m x 1.63m)

This stunning newly fitted family bathroom comes with bath tub, wash basin with vanity unit under, frosted upvc window, single towel rail, upvc ceiling with LED spot lighting, low level w.c, and tiled walls.

### **Bedroom One**

12' 4" x 9' 11" (3.76m x 3.02m)

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

### **En-suite**

6' 2" x 4' 2" (1.88m x 1.27m)

An en-suite shower room with upvc window to side, single radiator, separate shower cubicle, laminate flooring, wash basin and low level w.c

### **Bedroom Two**

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

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

### **Bedroom Three**

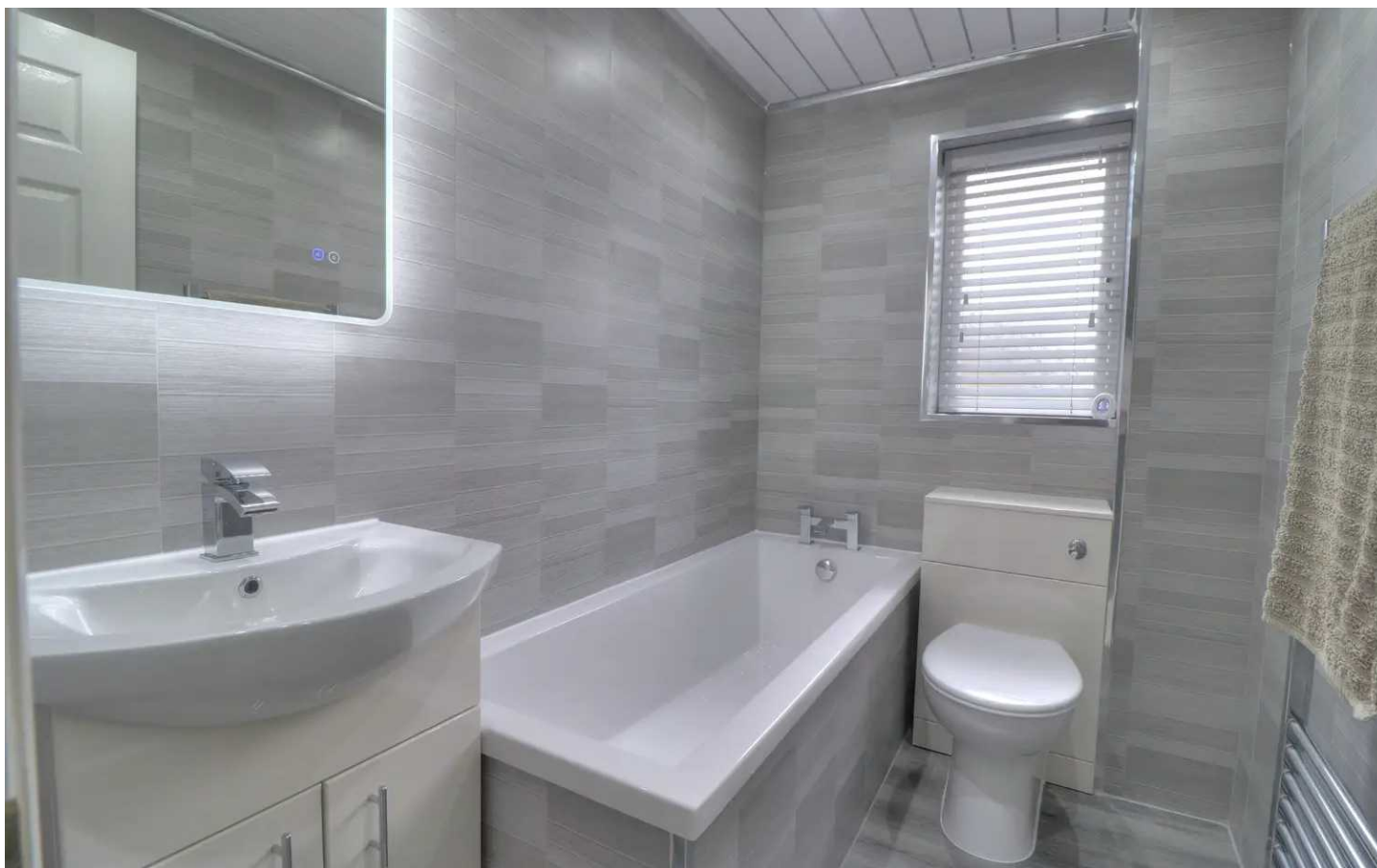
10' 9" x 10' 1" (3.28m x 3.07m)

A double room with built in wardrobes, upvc window, single radiator, multiple power points and fully carpeted.

### **Bedroom Four**

9' 3" x 9' 0" (2.82m x 2.74m)

A double room with two upvc windows, single radiator, multiple power points and fully carpeted.









## REAR GARDEN

An enclosed rear garden with mature trees bordering the established grassed lawn and flagged patio area ideal for al fresco dining, side garden with flagged patio and well stocked flower beds and mature trees and shrubs.

## GARAGE

Single Garage

17'8" X 8'3" Single garage with up and over door, internal access, multiple power points and lighting.

## DRIVEWAY

2 Parking Spaces

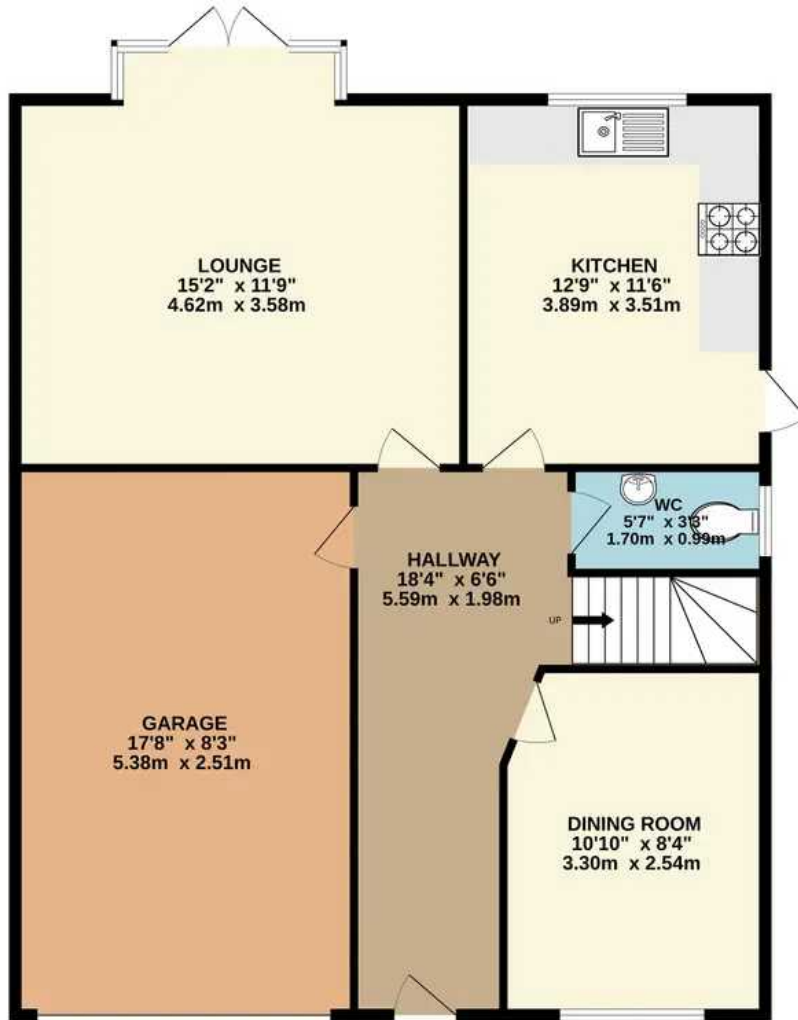
A large tarmacked driveway providing parking for two cars leading to single garage.



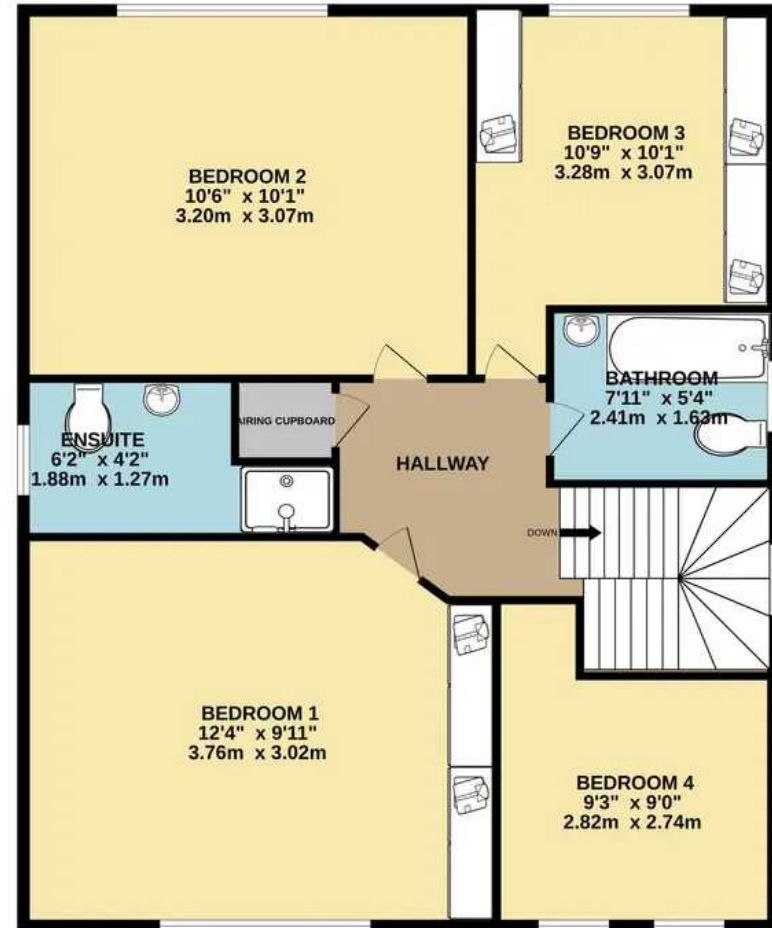
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		76	87
		<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		3	2
		<small>EU Directive 2002/91/EC</small>	

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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