



67 Lulworth Drive, Hindley Green  
£240,000

**movuno**  
ESTATE AGENTS

# 67 Lulworth Drive

Hindley Green, Wigan

An exquisite 3-bedroom semi-detached house perched on a vantage point, offering breathtaking vistas over the shimmering waters of Westlake. Step inside this immaculately presented abode and be greeted by a harmonious blend of style and comfort. The open-plan family kitchen diner is an inviting space perfect for entertaining, seamlessly flowing into a sunroom that bathes the room in natural light. Built-in wardrobes adorn the bedrooms adding a touch of sophistication while the three reception areas provide ample room for relaxation and social gatherings. The property boasts a porch entrance, Karndean flooring, bay frontage lending character, and a modern shower room exuding contemporary elegance. Three generous bedrooms offer peaceful retreats after a long day, making this residence the ideal choice for families craving both luxury and tranquillity.

Outside, an enchanting garden oasis awaits, ideal for nature enthusiasts and dog walkers alike. The rear garden, beautifully landscaped with a wood storage shed, features a stunning Indian stone flagged patio where al fresco dining can be enjoyed under the sun's warm embrace.



# 67 Lulworth Drive

Hindley Green, Wigan

A lush grassed lawn, stone chipped flower beds, and mature trees and shrubs add to the charm of this outdoor sanctuary. Side access leads to a lean-to storage shed, while a wood-fenced border ensures privacy and security. The front garden is a low-maintenance delight with stone chipped pathways, shrubs lining the borders, and vibrant flower beds providing a warm welcome to visitors. A brick-paved driveway offers convenient parking for one car, completing this picturesque property that promises a lifestyle of relaxation and enjoyment within a serene natural setting.

Council Tax band: B Tenure: Leasehold

- Stunning Views Over Westlake
- Immaculately Present Inside and Out
- Driveway Parking
- Lean To Storage to Side
- Open Plan Family Kitchen Diner Sun Room
- Built in Wardrobes
- Attractive Garden Space
- Ideal for Dog Walkers
- Great Family Home
- Three Reception Areas



### Lounge

16' 9" x 13' 8" (5.11m x 4.17m)

A large family room with upvc bay window to front, multiple power points, gas fire with surround and feature lighting, wall up lighting, fully carpeted, warmed via two radiators and open plan access to dining room through double doors.

### Kitchen/Diner

16' 9" x 9' 4" (5.11m x 2.84m)

A spacious kitchen diner with a range of fitted base and wall units, upvc window to rear, integrated appliances, large work tops with sink, wood effect Karndean flooring, warmed via single radiator and open plan to sun room.

### Sun Room

11' 7" x 9' 4" (3.53m x 2.84m)

A fantastic addition to the property is this sun room open plan to kitchen diner and taking in the stunning views over the mature garden with ceiling spot lighting, upvc windows, Karndean flooring, multiple power points, warmed via single radiator and upvc French door onto rear garden.

### Landing space

13' 4" x 6' 9" (4.06m x 2.06m)

A bright landing space with power point, large upvc window over staircase and fully carpeted.

### Bathroom

5' 4" x 6' 4" (1.63m x 1.93m)

A modern fitted bathroom with shower cubicle, frosted UPVC window, warmed via single radiator/ towel rail, UPVC panelling to the walls and ceiling, wood effect laminated flooring, wash basin with vanity unit under and ceiling spot lighting.







### Bedroom One

12' 9" x 10' 1" (3.89m x 3.07m)

A large double room with built in wardrobes, large upvc window to front, multiple power points, fully carpeted and warmed via single radiator.

### Bedroom Two

10' 3" x 10' 2" (3.12m x 3.10m)

A spacious double room with upvc window to rear, built in wardrobes, multiple power points, fully carpeted and warmed via single radiator.

### Bedroom Three

6' 6" x 9' 8" (1.98m x 2.95m)

A single room with built in wardrobes, fully carpeted, upvc window to front, multiple power points, warmed via single radiator.



## REAR GARDEN

A stunning mature rear garden enjoying sun all day, wood storage shed, stunning Indian stone flagged patio ideal for al fresco dining, mature grassed lawn, stone chipped flower beds, established trees and shrubs, side access to lean too storage shed, wood fenced boarder,

## FRONT GARDEN

A stone chipped low maintenance front garden with shrubs bordering and well stocked flower beds.

## DRIVEWAY

1 Parking Space

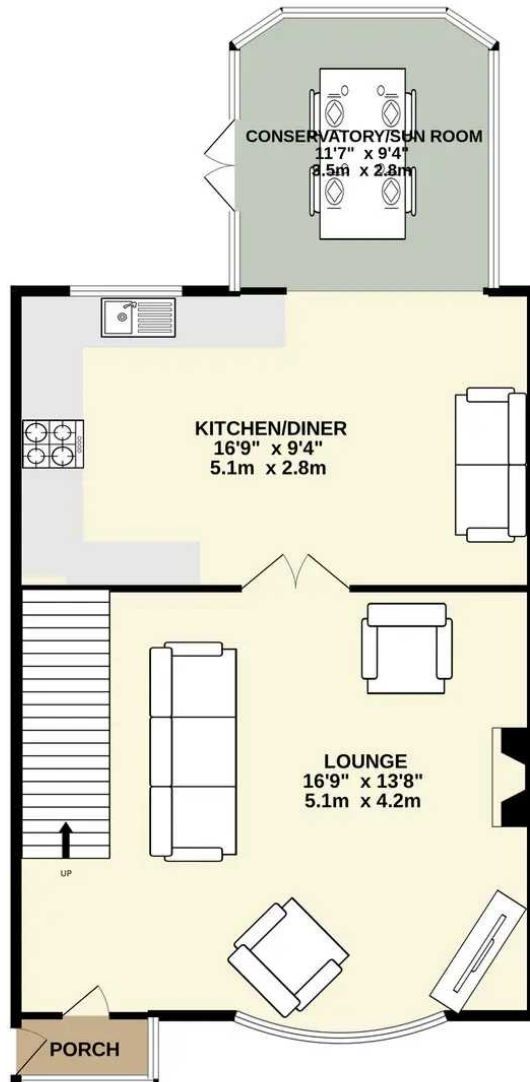
A brick paved driveway providing parking for one car.



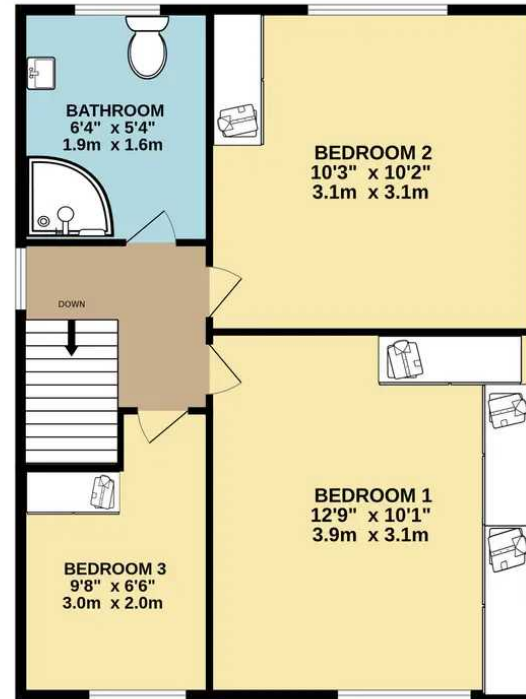




GROUND FLOOR



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.  
Made with Metropix ©2024



# Movuno

105 Market Street, Hindley - WN2 3AA

01942 559 102

[hindley@movuno.com](mailto:hindley@movuno.com)

[www.movuno.com/](http://www.movuno.com/)