



54 Martindale Crescent, Wigan

In Excess of £190,000



54 Martindale Crescent

Wigan, Wigan

Stylish 3-bed semi near M6/train links. Bright living, kitchen/diner, 2 beds + office, top-floor en-suite, garden, parking. Walk to schools, shops & parks. Modern, practical & family-friendly. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- On offer with no chain. Conveniently located near Wigan Wallgate Station with regular trains to Manchester and Southport. Easy access to M6 motorway via junction 26 for wider regional connectivity.
- Bright and comfortable living room adjacent to the kitchen/diner, perfect for relaxing or entertaining, with a convenient separate WC nearby for added practicality.
- Stylish and functional open-plan kitchen/dining area, perfect for family meals and social gatherings.
- Two spacious double bedrooms on the first floor with built-in wardrobes providing ample storage, alongside a modern 3-piece bathroom complete with bath, basin, and WC.
- A practical landing area converted into a dedicated office, perfect for remote working or study.
- Large principal bedroom on the 2nd floor offering privacy with an en-suite bathroom and fitted wardrobes for excellent storage.
- Low-maintenance rear garden with a manicured lawn and paved seating area,

Living Room

Kitchen/Diner

Office

Bedroom 3

Bathroom

Bedroom 2

Bedroom

En-suite





REAR GARDEN

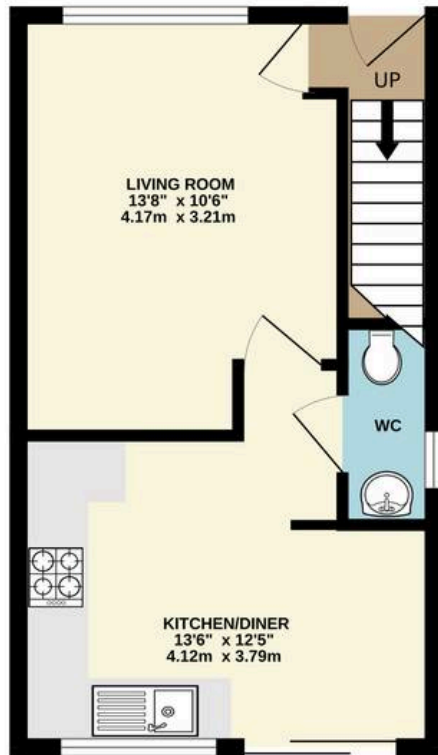
ALLOCATED PARKING

1 Parking Space

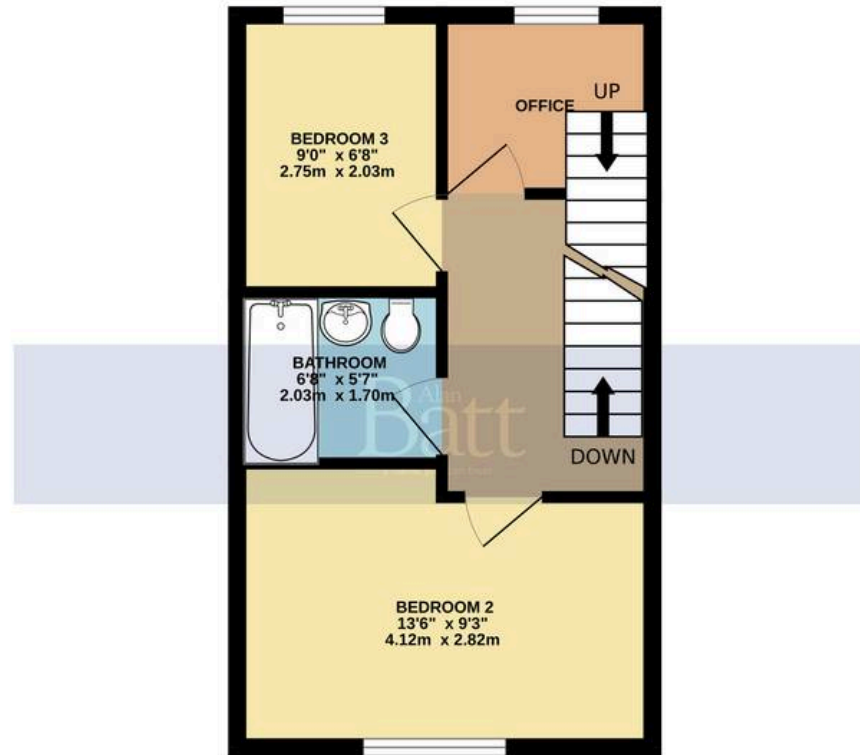




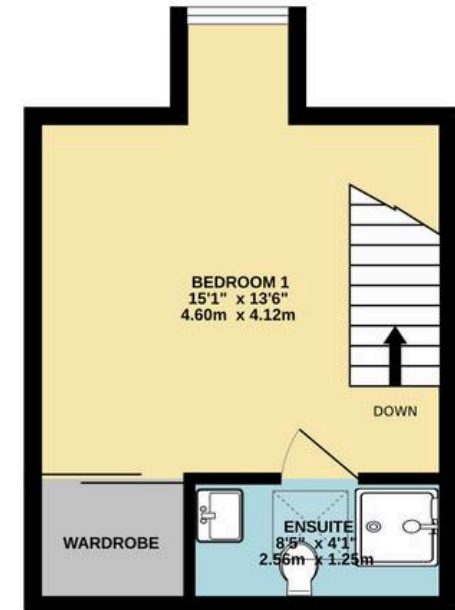
GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



2ND FLOOR
228 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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Alan

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