

FOR SALE

11, Frederica Gardens, Platt Bridge, WN2 3SY



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Impressive detached family home in quiet cul-de-sac setting & available chain free.



- Spacious detached family home
- Quiet cul-de-sac position
- Pleasant aspect & position
- Available chain free
- 4 bedrooms / 2 reception rooms
- Ideal family home
- Close to amenities / shops
- 1168 SQFT

Enviably tucked right at the bottom of Frederica Gardens, a quiet & little known cul-de-sac in the popular area of Platt Bridge - this superb detached family home occupies a generous overall plot & provides a sizeable 1168 square feet of well planned living space that would be ideal for a growing family in need of more room.

Offered to the market with the added benefit of no chain delay, the home has benefited from a fresh scheme of decoration throughout & in brief comprises; a front porch, a spacious main lounge which flows into a rear dining room & fitted kitchen (which could easily be knocked through to create a more open plan design) plus a conservatory with pleasant views of the garden.

Upstairs, there are four bedrooms, with an ensuite to the master bed & a principal bathroom suite. Externally, the house sits on an excellent overall plot, with a driveway providing off road parking & leading through to an integral garage. The rear garden is private, mature and enjoys a sunny westerly position plus a pleasant aspect to the side. Locally, the property sits conveniently close to the area's various shops, amenities & excellent schools. Early viewings are highly recommended on this family home. No chain delay.

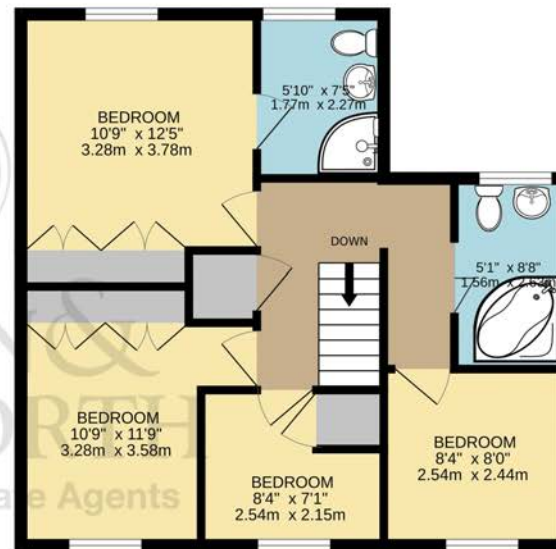




GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.

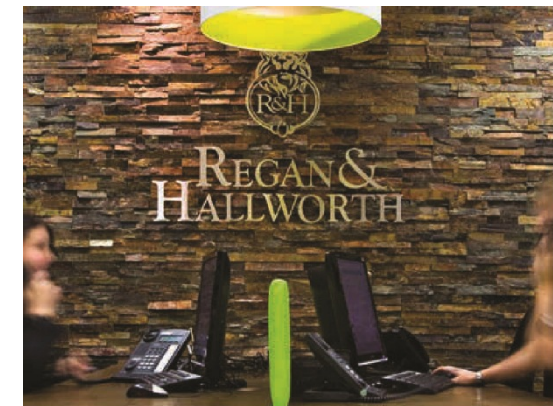


1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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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WIGAN OFFICE

4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

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