

37, Colliery Meadow, Wigan, WN6 7FY



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Modern three bed semi-detached family home with garage & good-sized gardens

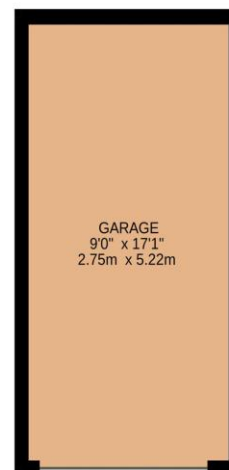
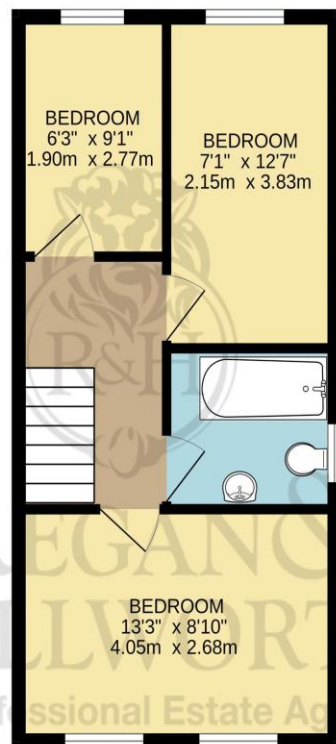
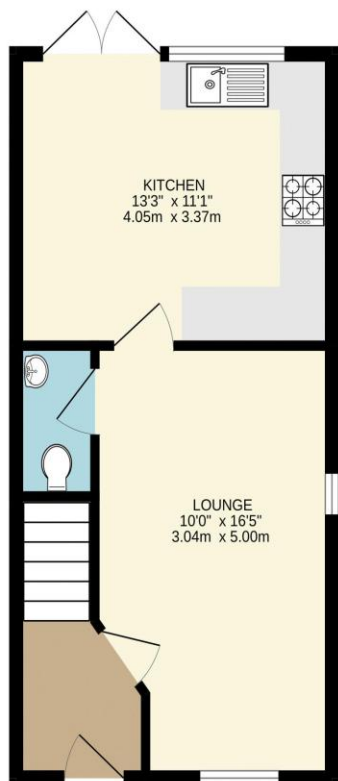


- Recently built semi-detached house
- Three bedrooms
- Good sized south-easterly gardens
- Large driveway & detached garage
- NHBC warranty
- Quiet cul-de-sac setting
- Walking distance to town centre
- 884 SQ.FT. / Freehold

Tucked away in a peaceful cul-de-sac on one of Wigan's newest developments, this attractive three-bedroom semi-detached home enjoys an enviable position within easy reach of excellent amenities in Springfield. The property is ideally situated within walking distance of the town centre, bus station, and both train stations, making it a perfect choice for families and commuters alike. Still covered by its 10-year NHBC warranty for added peace of mind, the home offers generous gardens, a large private driveway, and a substantial brick-built garage — providing plenty of outdoor space, parking, and storage options. As a recently constructed home, it benefits from high levels of insulation, an efficient gas central heating system, and full double glazing, ensuring warmth, comfort, and energy efficiency throughout. The well-planned accommodation briefly comprises an entrance hallway, a bright and spacious dual-aspect lounge, a convenient ground floor WC, and a stylish kitchen-diner fitted with an extensive range of wall, base, and drawer units. French doors open from the dining area onto a private, south-east facing garden that enjoys plenty of sunshine. Upstairs, the property features three bedrooms and a modern family bathroom complete with a three-piece suite and shower over the bath. This is an excellent opportunity to purchase a modern, low-maintenance home in a highly convenient location — early viewing is strongly recommended.







TOTAL FLOOR AREA : 884 sq.ft. (82.2 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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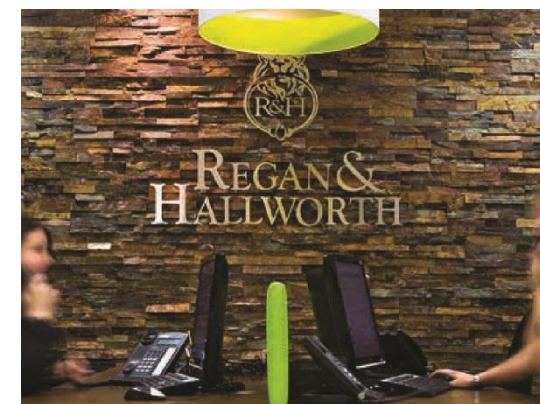
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