



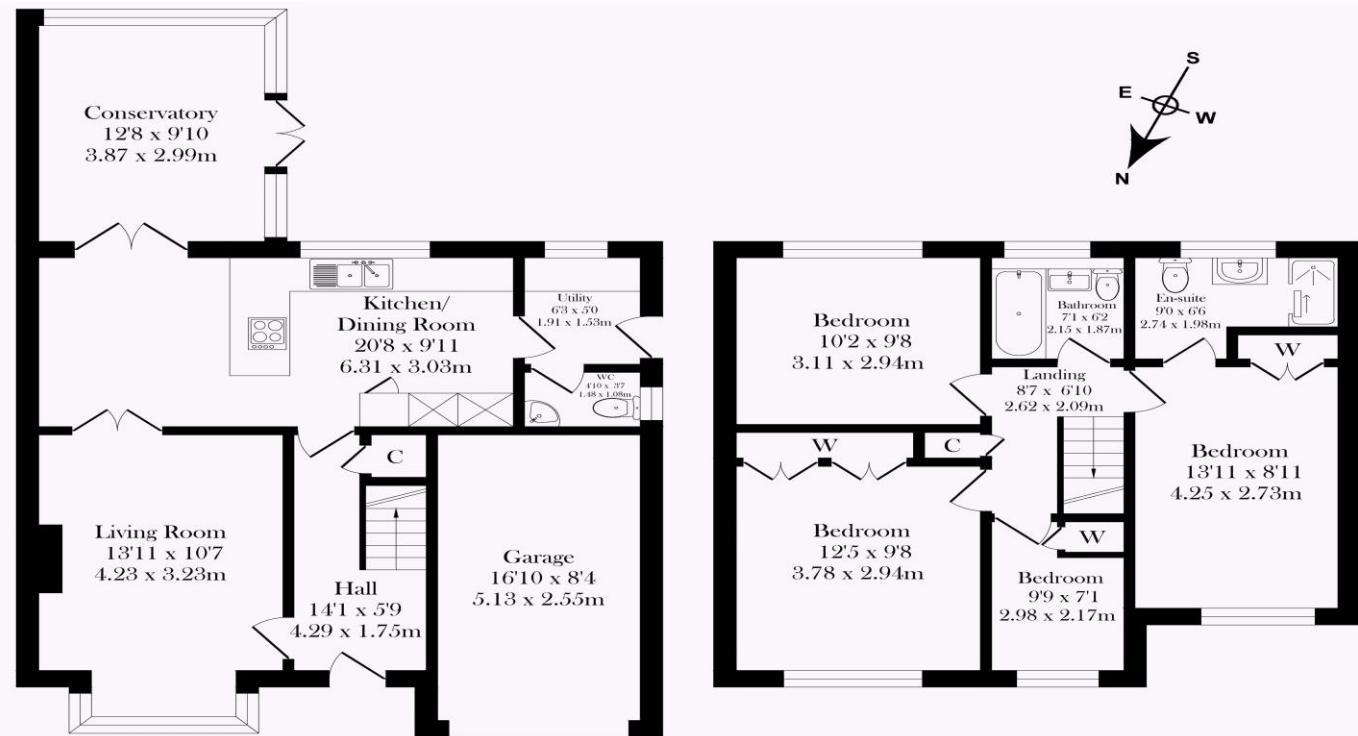
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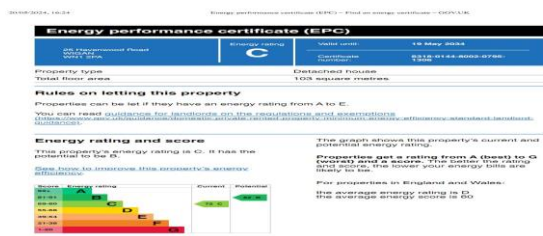


Ground Floor
Approx. Floor
Area 75.4 Sq.M
(812 Sq.Ft.)

First Floor
Approx. Floor
Area 55.8 Sq.M
(601 Sq.Ft.)

Total Approx. Floor Area 131.2 Sq.M. (1413 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



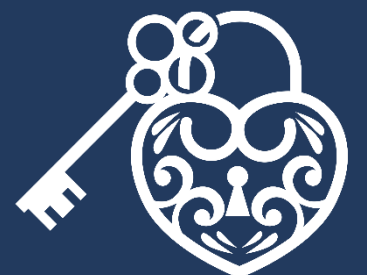
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Asking Price £420,000

Havenwood Road, Wigan WNI 2PA



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Located on this highly regarded modern estate in the heart of peaceful Whitley this truly immaculate home is an absolute credit to the owners. What makes this home quite special is that is located on a section of the cul de sac where approximately 6 homes were graced with spacious plots and particularly generous rear gardens making it a perfect home in which to raise a family and a real turn key home. Pop down your furniture and move in!

The exceptionally well presented home extends to a generous 1413 sq feet of living space with a perfect flow. The accommodation briefly comprises of an entrance hallway which provides the staircase to the first floor and access in to both the lounge and open plan kitchen. The cosy lounge located at the front of the home is set around an attractive stone fireplace housing a living flame gas fire, a pretty walk in bay and double doors leading through in to the very sociable open plan kitchen with dining area. The kitchen is beautifully appointed with an immaculate range of wall and base units in high gloss cream and featuring eye level double ovens and built in microwave, induction hob with overhead extractor hood, integrated fridge/ freezer and dishwasher. A separate and very practical utility room houses the laundry equipment which also leads in to the ground floor cloakroom. The kitchen features a large peninsular perfect for informal dining, and smart granite worksurfaces whilst there is ample space for a dining table and access in to the pretty garden room which enjoys views over the lovely gardens. This spacious room offers an ideal reception area within this family home. Rising to the first floor there are four great bedrooms with the master featuring a fully tiled en suite shower room and the superb family bathroom with a stylish three piece suite. The first floor of this home is equally and as beautifully appointed as the rest of the property and includes built in storage in three of the four bedrooms.

Externally the home is just as impressive. Approached via a double width block paved driveway, edged by lawns and leading to the integral single garage and access to the side of the home. The rear garden is stunning. With lots of space it is not only safe and secure but exceptionally private as well. There are excellent lawns and large patio with a further patio located half way down this Southerly facing garden. Viewings of this delightful home are now welcomed.





