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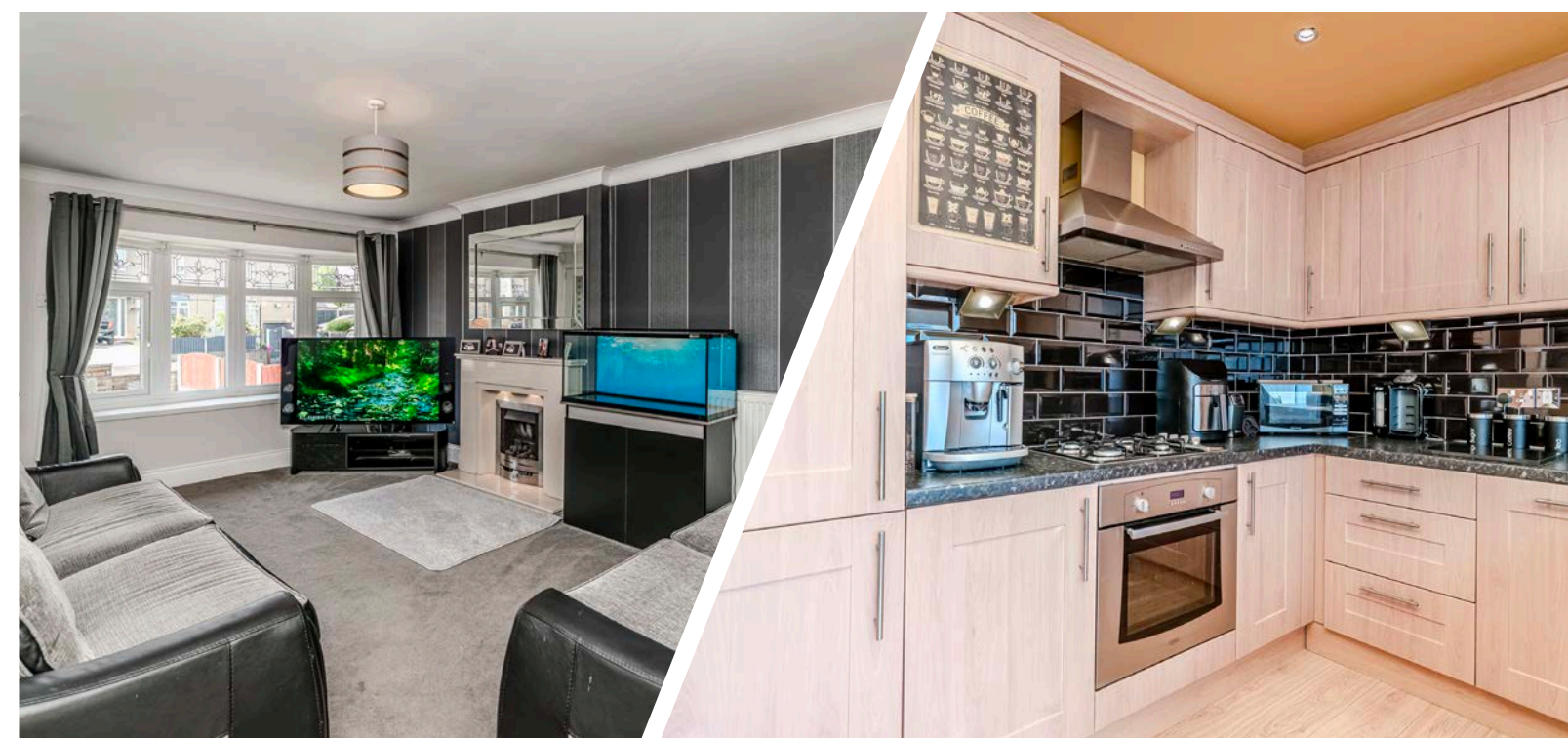
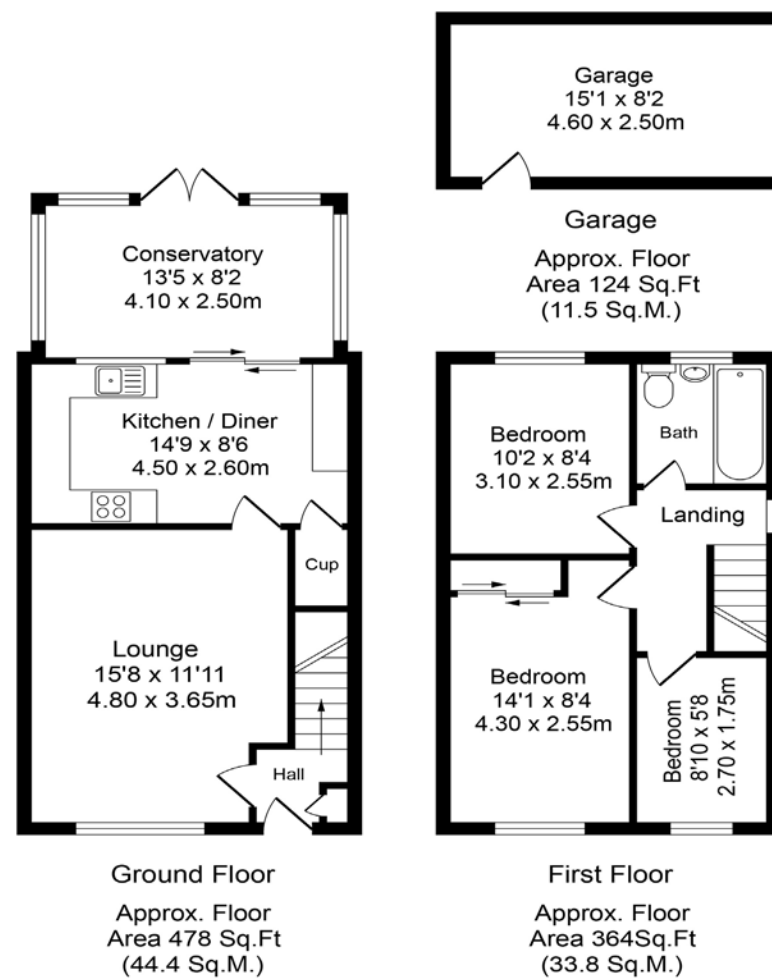
Southport: 01704 778668
Chorley: 01257 241173
Parbold: 01257 442789

ARNOLD & PHILLIPS
ESTATE AGENTS

Dunscore Road, Wigan

Total Approx. Floor Area 966 Sq.ft. (89.7 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
Council Tax Band: B

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

THE LUXURY PROPERTY SPECIALISTS

Dunscore Road, Winstanley

A&P

Arnold and Phillips are thrilled to present this attractive semi-detached family home, ideally situated in the popular location of Winstanley. This charming three-bedroom property has recently undergone renovations, resulting in a beautifully presented residence that is ready to welcome its new owners.

Upon entering, you are greeted by a warm entrance hallway that leads into a good-sized lounge, which is truly the heart of the home. The lounge features a stylish bay window that allows natural light to flood the space, creating a bright and inviting atmosphere, while a feature fireplace adds a cosy touch, perfect for family gatherings or quiet evenings spent at home.

The modern kitchen is fitted with light wood units that beautifully contrast with the sleek work surfaces. Equipped with a range of integrated appliances, this kitchen is designed for both functionality and style. From the kitchen, you can access the bright conservatory, a delightful space that opens out into the rear garden. This conservatory is a lovely spot to sit and relax, providing a peaceful vantage point to admire the local wildlife and enjoy the tranquility of the outdoors.

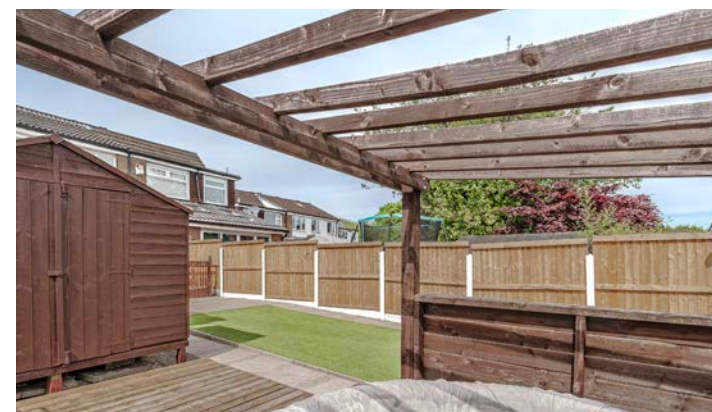
Venturing upstairs, the property features three well-proportioned bedrooms, including two spacious doubles and a single. One of the double bedrooms is currently utilised as a snug/TV room, offering flexibility to adapt to your family's needs. All bedrooms are serviced by a family bathroom, which boasts a modern P-shaped bath with an overhead shower and stylish tiling, providing a comfortable and functional space for daily routines.

Externally, the home offers ample driveway parking that leads to a detached garage, ensuring convenience for families with multiple vehicles or those in need of extra storage. The rear garden is designed for easy maintenance, featuring a paved patio and decked areas, perfect for outdoor entertaining or relaxing in the sun.

The location of this property is particularly sought after, with close proximity to the town centre, where you will find a variety of shops, bars, and restaurants. Excellent transport links, including a railway station and bus services, are also nearby, making commuting easy. Additionally, there are good primary and secondary schools within the area, enhancing the appeal of this family-friendly neighborhood.

In summary, this semi-detached home in Winstanley combines modern living with a desirable setting, making it an ideal choice for families seeking comfort, convenience, and a welcoming community atmosphere.

Don't miss the opportunity to make this lovely property your new home!





KEY FEATURES

- Attractive Semi Detached Property
- Three Bedrooms
- Circa 966 Square Feet
- Spacious Lounge
- Stylish Kitchen
- Light and Bright Conservatory
- Ample Driveway Parking
- Detached Garage
- Low Maintenance Rear Garden
- Popular Location



