



## 7 Pine View Wigan

Offers in excess of:

**£280,000**

- Three bed detached true bungalow
- Fabulous open views to the rear
- Quiet location
- Close to a good range of conveniences
- Good location of easy commuting
- Gardens to the front and rear
- Off road parking
- Approx. 976sq ft



## 7 Pine View, Winstanley, Wigan WN3 6DF

This three bed detached true bungalow oozes potential and has been very well maintained by its current owners. Situated on a very quiet road with open aspects to both sides the property is well palced for quiet living but is close enough to a good range of amenities and is just a short drive to the M6 motorway.

Offering over 970sq ft of well appointed living space the property comprises of: entrance vestibule, spacious living room with brick built feature fireplace, dining area, fitted kitchen in cream, three good sized bedrooms and family shower room with wc, hand basin and corner shower cubicle.

The true stand out feature of this lovely home is the fantastically maintained gardens with open views for as far as the eye can see. The rear garden comprises of a pave patio area and an extensive manicured lawn, bordered by a range of shrubs plants and trees providing natural screening creating an English oasis in which to relax and unwind.

To the front is another lush green lawn with herbaceous borders and a good sized driveway leading to the single garage providing plenty off road parking.

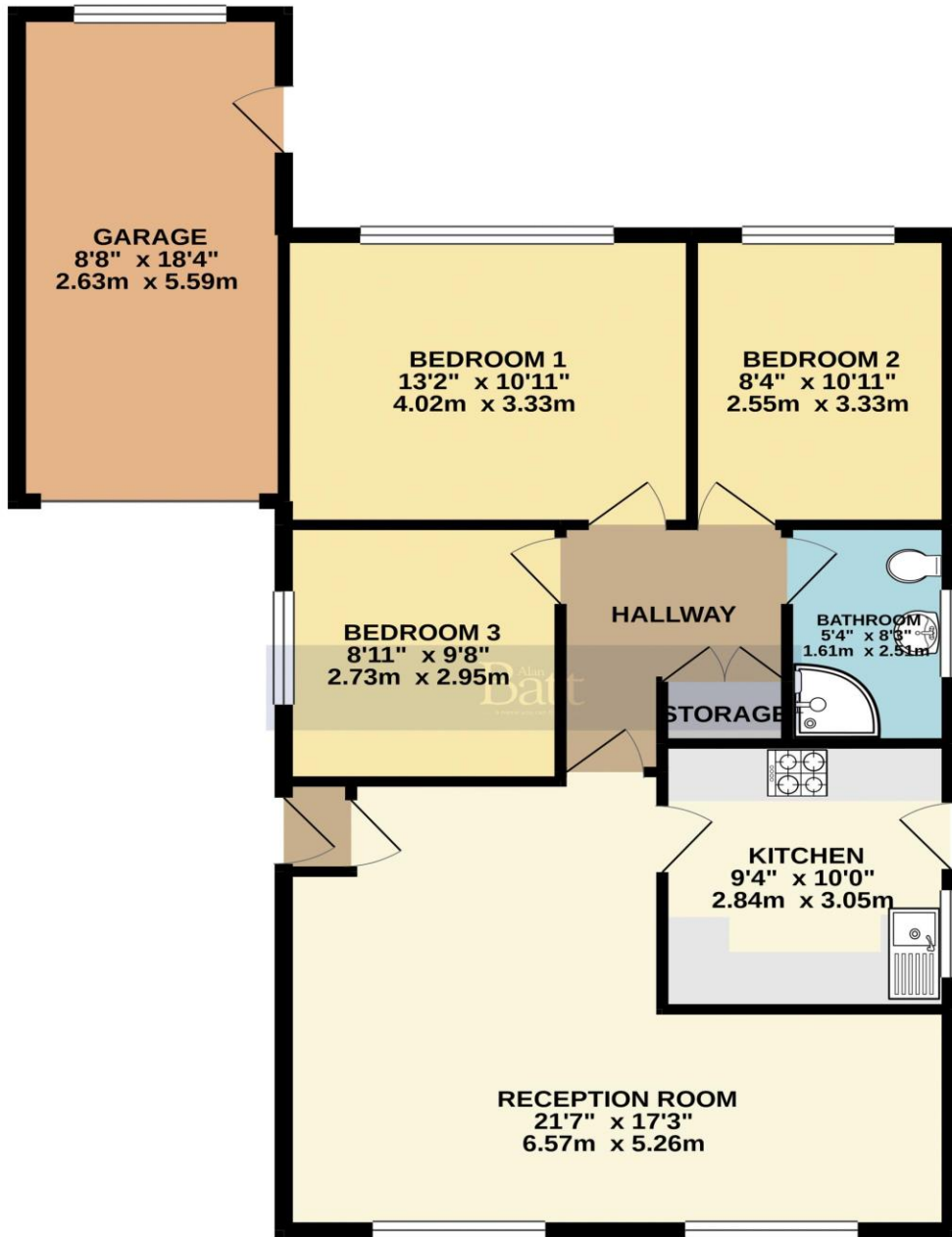








GROUND FLOOR  
967 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.9 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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