



Wyredale Close, Platt Bridge, Wigan

Offers Over £159,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom end-terraced home, situated in a popular residential area of Platt Bridge, Wigan. Offering spacious accommodation throughout, this property would make an ideal home for families or couples alike. Conveniently located, it sits within easy reach of local amenities including shops, schools, and parks, while Wigan town centre is only a short drive away. Excellent transport links are close by, with regular bus routes and nearby train stations providing access to Manchester, Bolton, and Liverpool. The M6 and M58 motorways are also easily accessible, making this a well-connected and practical location for commuters.

Stepping into the home, you are welcomed by a generous entrance hall that sets the tone for the space on offer. To the left, a handy downstairs WC adds everyday convenience, while under the stairs there is clever pull-out storage to help maximise space. To the right sits the kitchen, fitted with modern cabinets and worktops, along with an integrated oven and hob, and ample room for appliances. The property also benefits from a recently installed boiler, serviced annually, providing buyers with peace of mind and energy efficiency. To the rear of the property is a bright and airy lounge, with large windows and patio doors that flood the room with natural light and provide direct access to the rear garden — creating an ideal space for relaxing or entertaining.

To the first floor, the property offers a spacious landing area leading to three well-proportioned bedrooms. The master bedroom is particularly generous, featuring built-in storage and twin windows that allow for plenty of light. Two further bedrooms provide versatile accommodation, ideal for children, guests, or use as a home office. A modern family bathroom and an additional storage cupboard complete the upper floor.

Externally, the home features a small stoned driveway for one vehicle and footpath to the front. To the rear, a good-sized, lawned garden with a patio area offers space for outdoor seating or family activities. The property also benefits from one extra designated parking space located to the rear.

In summary, this well-proportioned home offers excellent potential for buyers looking to settle in a convenient and well-connected area. With spacious living accommodation, a large rear garden, and the added benefit of a modern, efficient boiler with long-term warranty, this property represents a great opportunity for families or couples to make this house their home.







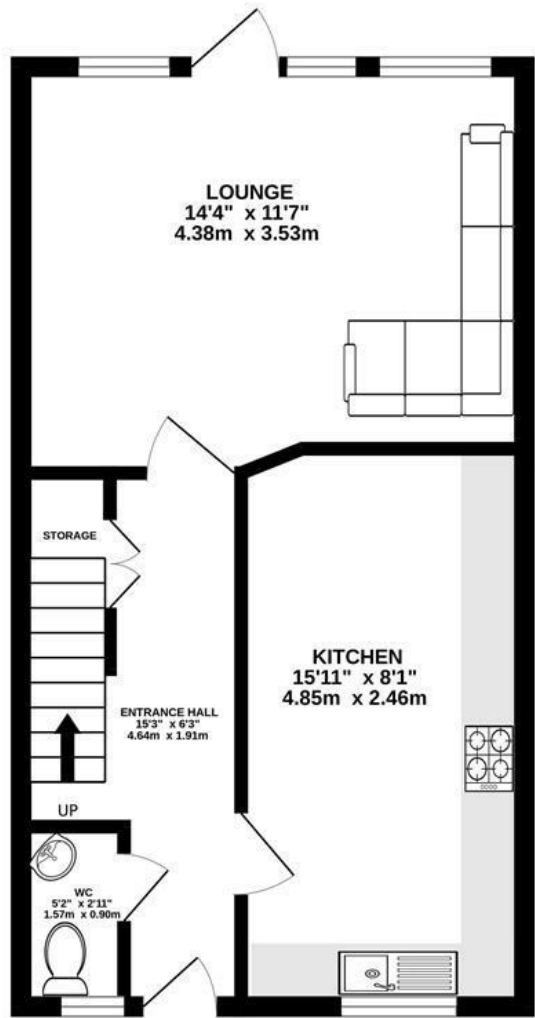




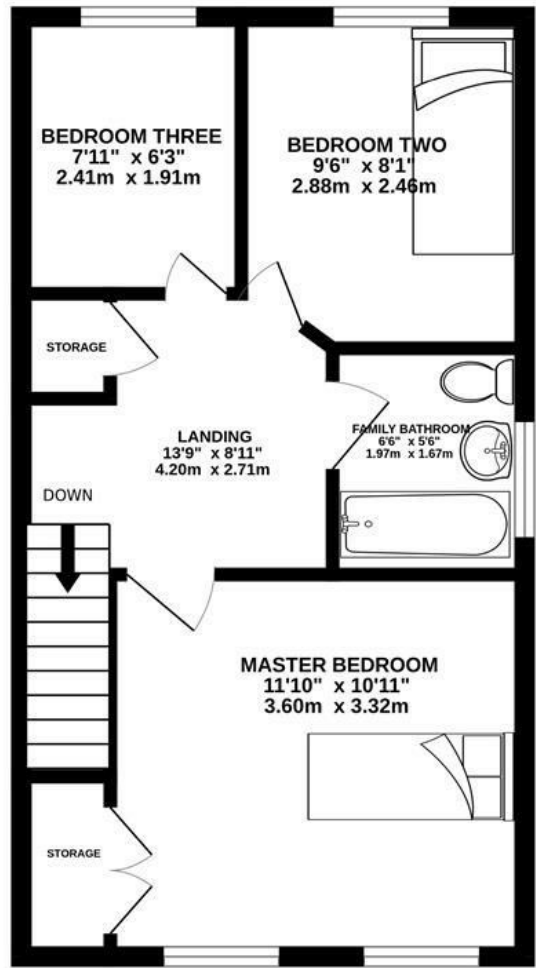


BEN ROSE

GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.5 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



