

Head Office, 83 Mesnes Road, Wigan, Lancashire, WN1 2QT
Tel: 01942 824482
Email: sales@mhlgroup.co.uk
www.mhlestateagents.co.uk



27 Melling Way, Winstanley, Wigan, Lancashire, WN3 6JB

£295,000

A fantastic opportunity to purchase a beautifully presented detached house occupying a generous plot in a sought-after cu de sac. The location is very private with driveway parking to the front and side and attractive, mature gardens. The size of the plot offers the potential to extend subject to planning permission.

Winstanley is one of Wigan's most desirable areas and is well served with local shopping and schooling and easy access to the M6 Motorway. The property is centrally heated and double glazed and the accommodation briefly comprises: entrance hall, cloakroom, through lounge, impressive dining kitchen with quality units, matching island breakfast bar and integrated appliances, lovely conservatory with solid, insulated roof. To the first floor there are three bedrooms, an en-suite shower room and a family bathroom. To the outside in addition to the ample parking available there is a detached garage.

Viewings are essential to appreciate the location and the quality of the accommodation in this very special home.

GROUND FLOOR

Entrance Hall

With double glazed entrance door, tiled floor, radiator and stairs to first floor.

Cloakroom

With double glazed window to front, fitted with washbasin and low level W.C. with tiled floor and half tiled walls, heated towel rail.

Lounge at front

10'7" x 17'3" (3.23m x 5.26m)

With double glazed bay window to front and two double glazed windows to rear, fireplace with living flame gas fire, laminate floor, radiator.

Dining Kitchen

12'1" x 15'10" (3.68m x 4.83m)

A fabulous room with double glazed window to front and glazed double doors leading to Conservatory. Fitted to a high standard with high gloss cream wall and base units and matching island breakfast bar. Integrated double oven and microwave, dishwasher, washing machine and fridge freezer. Column radiator, tiled floor.

Conservatory

14'1" x 10'8" (4.29m x 3.25m)

A lovely room enjoying views of the rear gardens, fitted with a solid insulated roof, laminate flooring, exposed brickwork to one wall, radiator.

FIRST FLOOR

Landing

An attractive landing with double glazed window to rear. Three good sized bedrooms as follows:

One at rear

9'1" x 11'3" (2.77m x 3.43m)

With double glazed window, laminate floor and radiator. Open arch leading to:

En-Suite Shower Room

With double glazed window to front, shower enclosure and vanity washbasin, tiled floor and heated towel rail.

Two at front

10'7" x 8'9" (3.23m x 2.67m)

With double glazed window, laminate flooring and radiator.

Three at rear

7'6" x 6'10" (2.29m x 2.08m)

With double glazed window, laminate flooring and radiator.

Family Bathroom

With double glazed window to front, fitted with panelled bath with shower over, washbasin and low level W.C. Tiled floor and tiled relief to walls, radiator.

OUTSIDE

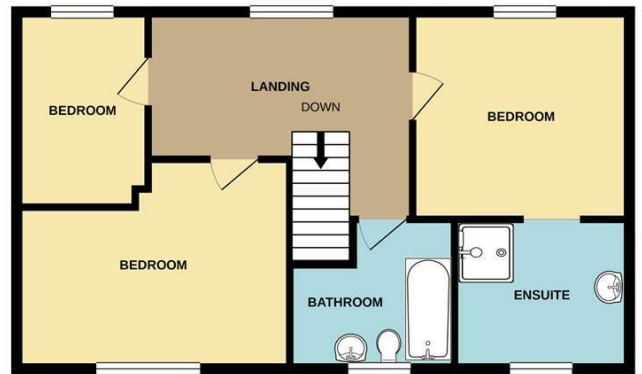
The property occupies a fantastic plot with ample driveway parking to front and side and mature lawned gardens to front and rear. There is a detached garage. The generous size of the plot gives potential to extend the property subject to planning approval.




GROUND FLOOR




1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	80
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	



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