



**Dartington Road, Wigan, WN2 5BA**

**£220,000**

**ATTENTION ALL FIRST TIME BUYERS!!!** We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom mid mews home, situated on the outskirts of Platt Bridge!



# 49 Dartington Road, Platt Bridge, Wigan, WN2 5BA

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom mid mews house, situated on the outskirts of Platt Bridge. Benefiting from spacious living accommodation set over 2 floors, private landscaped rear garden and modern bathroom.

The living accommodation briefly comprises of; lovely open plan lounge/diner, kitchen and WC/cloaks. To the first floor 3 double bedrooms and modern bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

FREEHOLD  
Council tax band - C

## GROUND FLOOR

### Lounge/diner area 12'7" x 6'0" (3.85m x 1.84m)

High quality wood effect laminate flooring with patio doors leading to the rear garden, spotlighting and Velux-style windows

### Kitchen 6'0" x 13'8" (1.84m x 4.19m)

Tile flooring with spotlighting. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, fridge, freezer, dishwasher and washing machine

### WC/cloaks

High quality wood effect laminate flooring with 2 piece bathroom suite in white and radiator

## FIRST FLOOR

### Bedroom 10'11" x 12'5" (3.35m x 3.81m)

Carpet flooring with window to the front elevation, fitted wardrobes and blind

### Bedroom 8'2" x 14'6" (2.49m x 4.42m)

Carpet flooring with dual aspect windows to the front/rear elevation and blind

### Bedroom 11'8" x 6'2" (3.58m x 1.90m)

Carpet flooring with window to the rear elevation and blind

### Bathroom

Tile flooring with 3 piece bathroom suite in white, separate showering enclosure, floor to ceiling tiled decor and heated towel rail

### EXTERNAL

Beautifully presented and private rear garden, enclosed by panel fencing with artificial lawn and tiled area. Large shed to the rear of the property with canopy seating area. Parking for 2 vehicles in communal parking area to the rear of the property.





