



3 Springbank Gardens, Platt Bridge, Wigan



3



3



1

£250,000

- DETACHED PROPERTY
- THREE BEDROOMS
- PRIVATE DRIVEWAY PARKING
- NO ONWARD CHAIN
- THREE BATHROOMS
- EASY ACCESS TO AMENITIES
- COUNCIL TAX BAND C
- EPC RATING C



Presenting an excellent opportunity to acquire a detached property, neutrally decorated throughout and offered to the market with no onward chain. Set in a quiet location, this property is ideally situated to benefit from convenient public transport links, reputable nearby schools, and a wide range of local amenities, making it an attractive prospect for those seeking comfort and accessibility in their next home.

This detached residence ensures privacy and tranquillity, tucked away from the hustle and bustle, with off-road positioning that enhances its peaceful setting. The inclusion of a private driveway provides valuable off-road parking, a highly sought-after feature for added convenience and security.

With an EPC rating of C, the property offers an efficient and comfortable living environment, supporting cost-effective energy usage. The neutral decor throughout creates an appealing blank canvas, allowing the new owners to effortlessly personalise the interior to suit their



tastes and requirements.

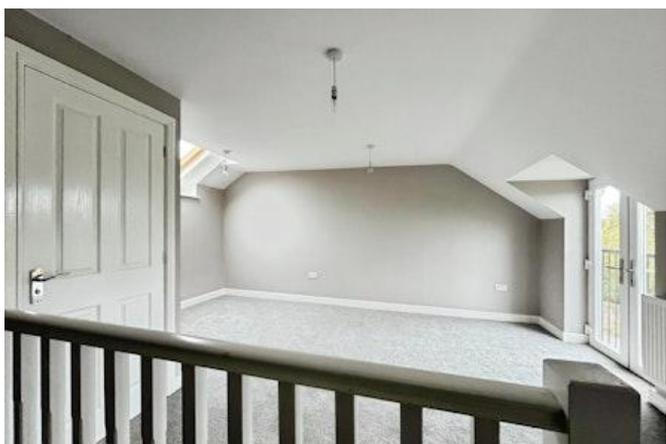
Whether you are looking for excellent transport options for commuting, access to highly regarded schools for families, or the convenience of plentiful local amenities within easy reach, this property's location is sure to impress. This is a fantastic opportunity for discerning buyers seeking a detached home in a quiet setting, complete with the advantage of no forward chain, ensuring a smooth and swift purchase process.

Viewings are highly recommended to fully appreciate the potential and lifestyle benefits offered by this neutrally decorated, detached property. Don't miss out on making this superb residence your next home.

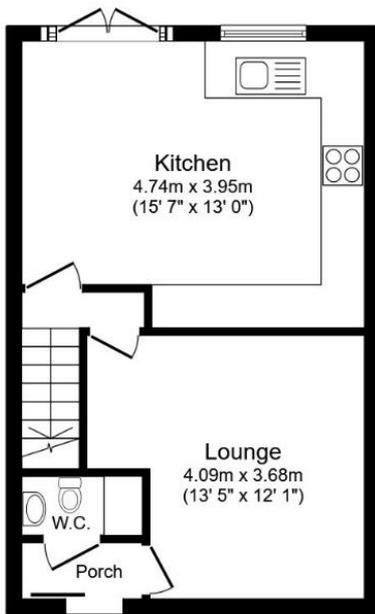
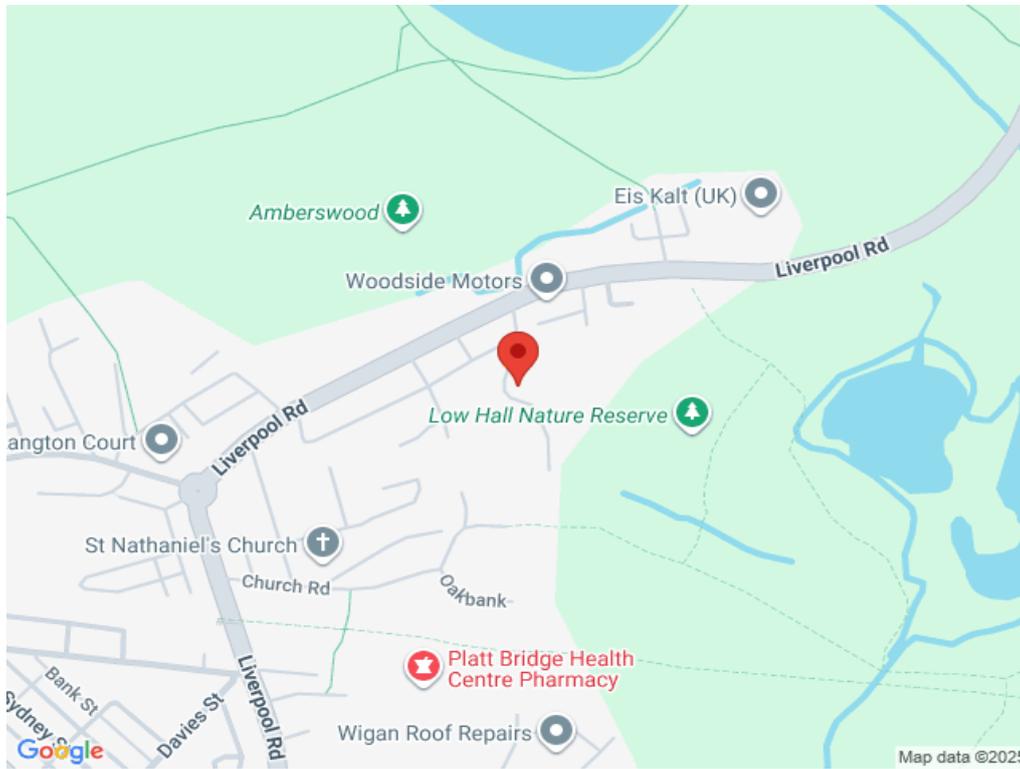
Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.

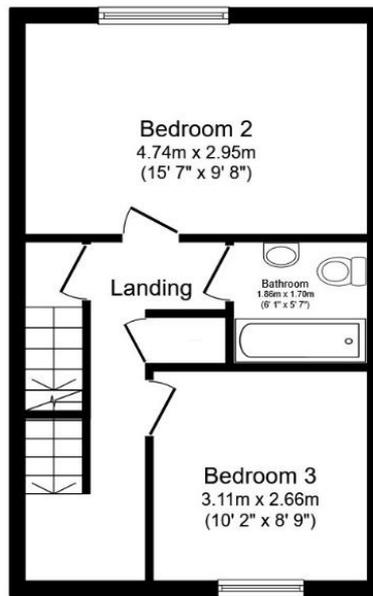








Ground Floor
Floor area 36.9 sq.m. (397 sq.ft.)



First Floor
Floor area 36.9 sq.m. (397 sq.ft.)



Second Floor
Floor area 23.8 sq.m. (256 sq.ft.)

Total floor area: 97.5 sq.m. (1,050 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Northwood (Wigan) Limited

01942 321 305

wigan@northwooduk.com