

FOR SALE

1, Springbank Gardens, Platt Bridge, WN2 3GD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Contemporary eye-catching four bed detached family home with extensive corner plot



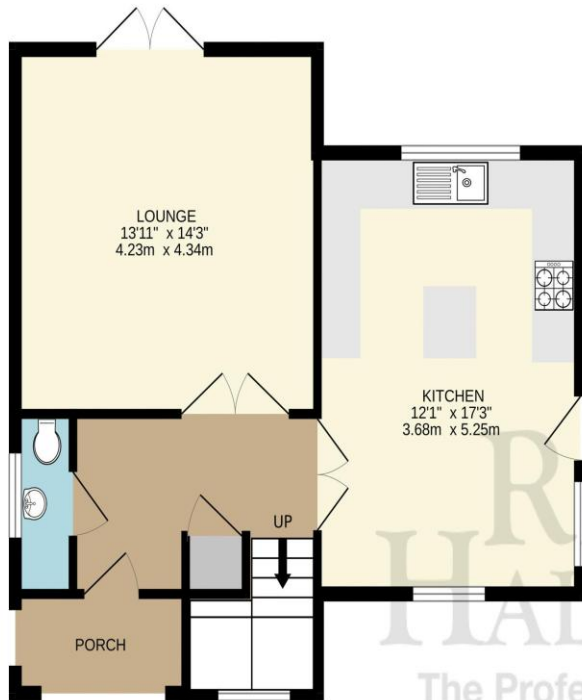
- Four bed detached house
- Extensive gardens (not overlooked)
- Open plan kitchen diner with island
- No chain delay
- Large corner plot
- Two garden rooms & sheds
- Ensuite to master bedroom
- 1120 SQ.FT.

Tucked away on a little-known street, just two miles from the vibrant heart of Wigan, this striking contemporary detached residence perfectly balances modern family living with the tranquillity of surrounding countryside. Constructed in 2014 with an eye-catching design and high-quality finish throughout, the property offers an impressive blend of style, space and practicality across two floors. Step inside and you are welcomed by a spacious entrance hallway leading to a sophisticated formal lounge and a stunning open-plan dining kitchen complete with central island – the true hub of the home and an ideal setting for entertaining, family gatherings and everyday living alike. Designed with modern lifestyles in mind, the generous layout flows effortlessly and is flooded with natural light. Upstairs there are four bedrooms and two bathrooms including an ensuite to the master bed. Occupying an enviable corner plot, the property enjoys extensive gardens to the side and rear with a private woodland backdrop, creating a peaceful outdoor retreat. The gardens are further enhanced by two versatile garden rooms/sheds, perfect for home working, hobbies or additional storage. Lifestyle is at the heart of this location. Moments away lies the beautiful Amberswood Nature Reserve – 160 hectares of lakes, wetlands and woodland walks offering a stunning natural escape right on your doorstep. With excellent community amenities nearby including a highly regarded school, library, churches and convenient transport links, Springbank Gardens offers a wonderful setting for families and professionals and viewing is highly recommended.

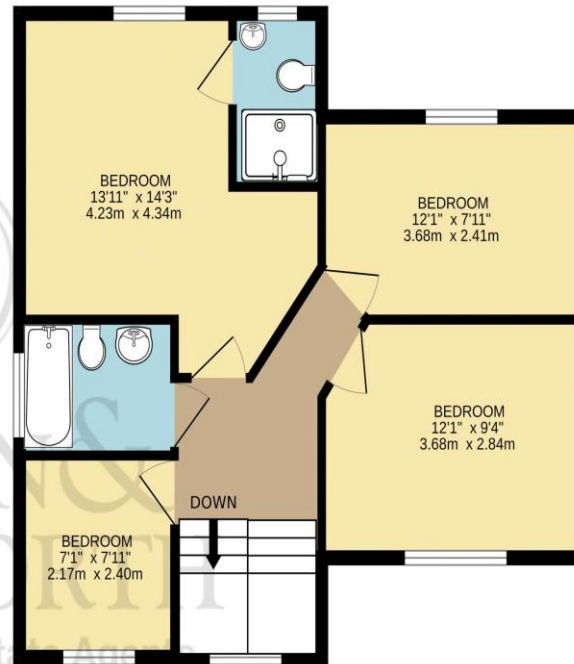




GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1120 sq.ft. (104.1 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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Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.

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