



10 Pickthorne Close, Platt Bridge  
£300,000

**Miller Metcalfe**  
*Every step of the way*

# 10 Pickthorne Close

Platt Bridge, Wigan

This beautifully presented four bedroom detached home offering spacious and versatile accommodation ideal for modern family living, situated within a sought after residential setting.

Upon entering the property, you are welcomed by a bright entrance hallway which provides access to the principal ground floor rooms. The sitting room offers a comfortable and inviting space, perfect for relaxing or entertaining guests.

The true heart of the home is the impressive open plan kitchen, dining and family room, thoughtfully designed to create a stylish and sociable living environment. This fantastic space features contemporary fittings and bi fold doors opening onto the rear garden, allowing natural light to flood the room and seamlessly connecting indoor and outdoor living.

Further enhancing the ground floor is a practical utility room and a downstairs bedroom with its own en suite, offering flexible accommodation that would be ideal for guests, multi-generational living, or use as a home office.

To the first floor, the property continues to impress with three well-proportioned bedrooms, including a generous principal bedroom with en suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property enjoys a driveway providing off-road parking for multiple vehicles, leading to a detached garage. To the rear is a well-maintained private garden, offering an excellent space for outdoor relaxation, entertaining, and family activities.

Combining generous living space, modern features and a desirable family friendly location, Pickthorne Close represents a superb opportunity to acquire a fantastic family home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

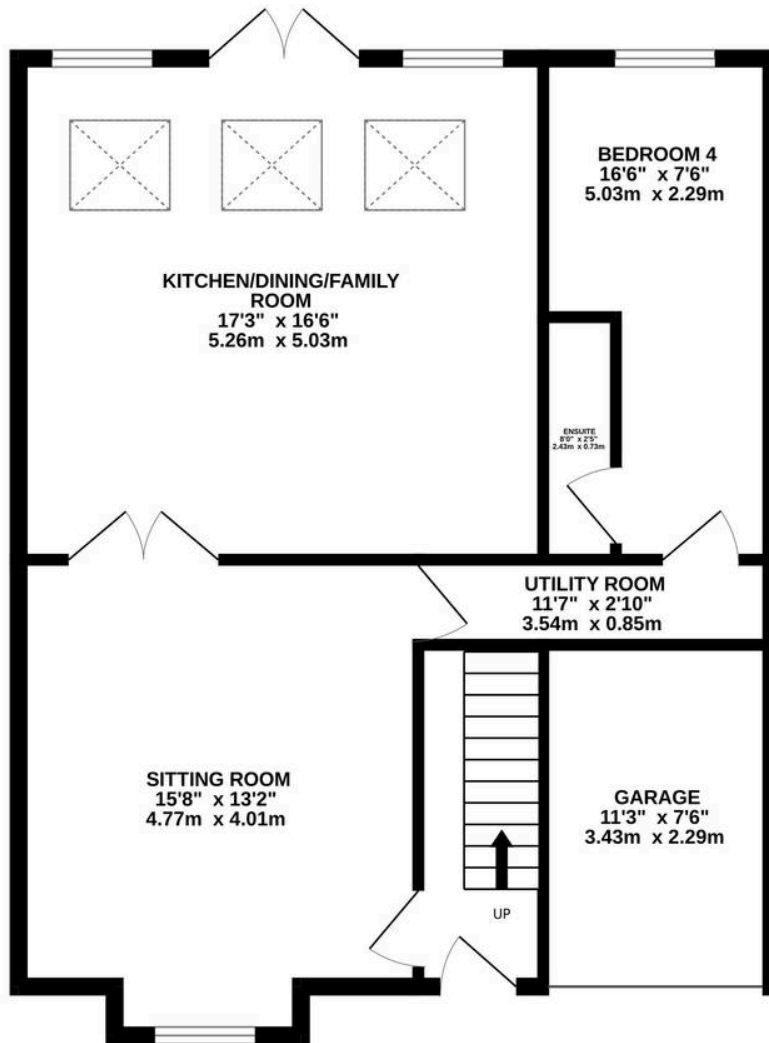




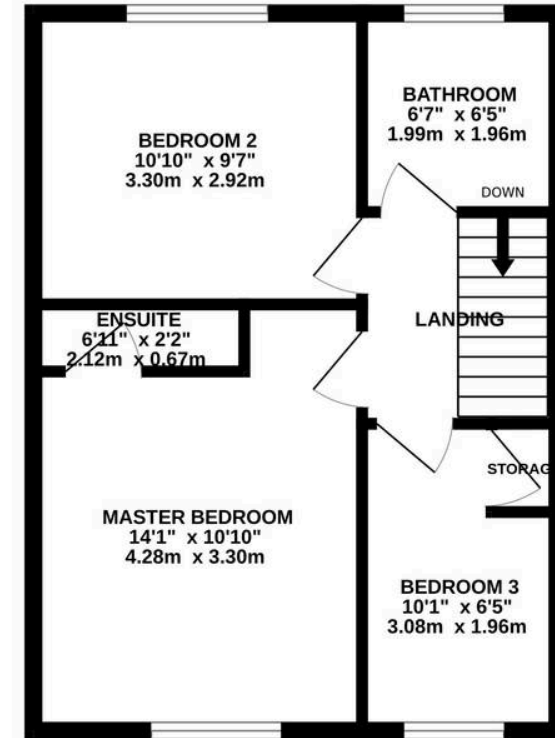




GROUND FLOOR  
766 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.0 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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