



4 Doulton Close, Platt Bridge

Guide Price £325,000

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

## 4 Doulton Close

Platt Bridge, Wigan

Located in a popular residential area of Platt Bridge, this beautifully presented four-bedroom detached property offers spacious and versatile accommodation, making it the ideal family home. Finished to a high standard throughout, the property is perfectly suited to modern family living and early viewing is highly recommended.

The accommodation briefly comprises an inviting entrance hallway, convenient downstairs WC, and a comfortable sitting room. The former garage has been thoughtfully converted to create an additional reception room, ideal for use as a home office, playroom, snug or second lounge.

To the rear of the property is the true hub of the home a fantastic open plan kitchen diner fitted with a range of modern wall and base units, offering ample space for both dining and entertaining. Double doors open out onto the rear garden, allowing plenty of natural light and creating a seamless connection between indoor and outdoor living.

To the first floor are four well-proportioned bedrooms, including a generous master bedroom benefiting from its own en suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property boasts a beautifully landscaped rear garden, perfect for families, outdoor entertaining or relaxing during the warmer months. To the front, a driveway provides off road parking for two vehicles and completes this superb family home.

Early viewing is strongly advised to fully appreciate the size, presentation and excellent family accommodation on offer.

Council Tax band: TBD

Tenure: Freehold

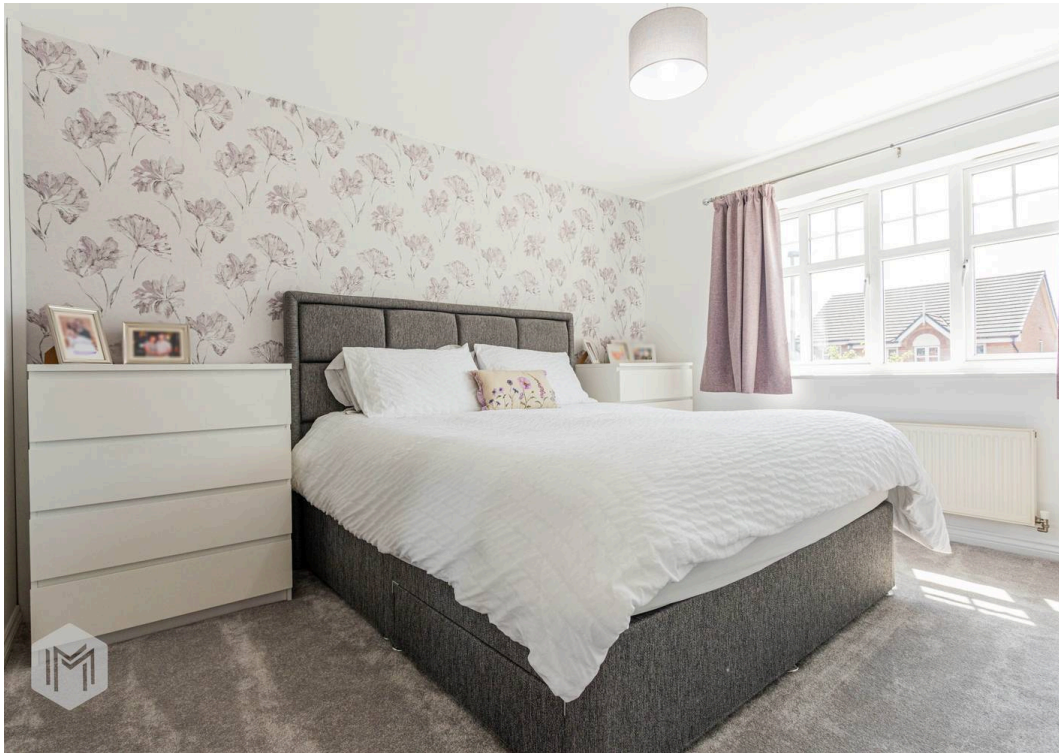
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

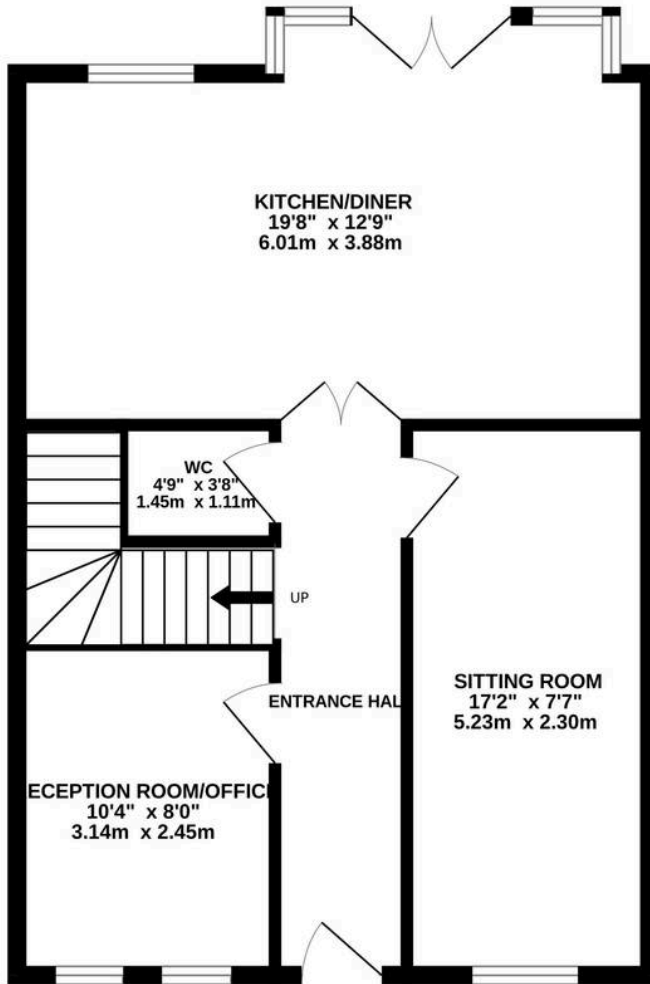




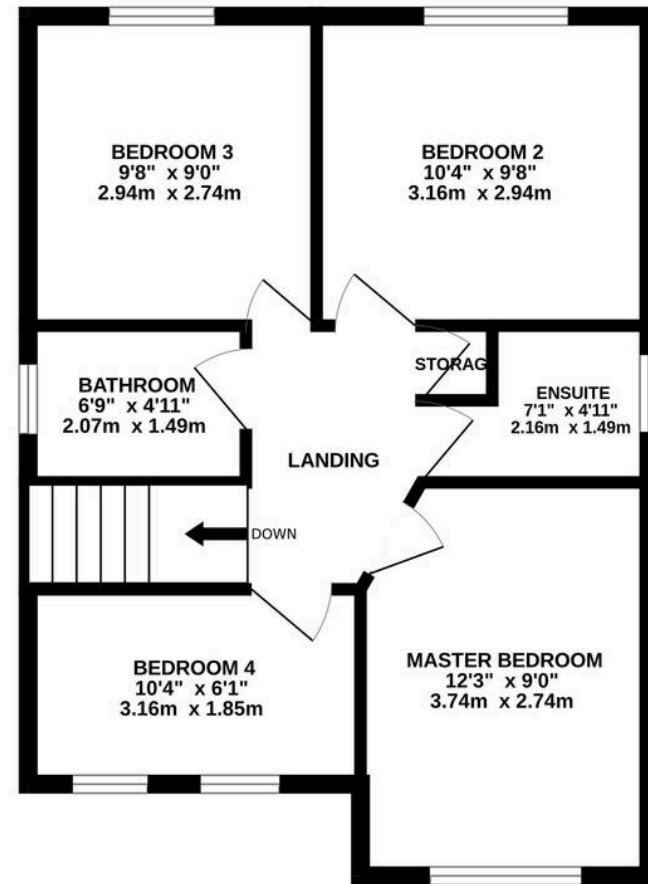




**GROUND FLOOR**  
572 sq.ft. (53.2 sq.m.) approx.



**1ST FLOOR**  
489 sq.ft. (45.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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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