

ABODE
SALES & LETTINGS

2 SEFTON ROAD
ORRELL
WN5 8UP



Dowling Close, Standish Lower Ground, Wigan, Greater Manchester. WN6 8LS

FOUR BEDROOM DETACHED HOME
CONTEMPORARY INTERIOR THROUGHOUT
SPACIOUS LOUNGE AND DINING ROOM
ENSUITE TO PRINCIPAL BEDROOM

QUIET CUL-DE-SAC-LOCATION
LARGE MODERN KITCHEN
CONSERVATORY
LARGE DRIVEWAY AND SINGLE GARAGE

Offers In Excess Of £360,000

Property Description

FOUR-BEDROOM DETACHED | QUIET CUL-DE-SAC | CONTEMPORARY LIVING | WRAP-AROUND GARDEN

This is more than just a four-bedroom detached house - it's a home designed around modern family life, entertaining and making the most of every season.

Tucked away in a peaceful cul-de-sac in Standish Lower Ground, Dowling Close is a beautifully presented four-bedroom family home that combines contemporary interiors, generous living space and an exceptional outdoor setting.

Step inside and you'll find a stylish, thoughtfully finished home with a superb contemporary kitchen, versatile reception spaces and plenty of room for modern family life. Outside, the impressive wrap-around garden takes things a step further, featuring an outdoor kitchen, modern paved entertaining areas, established laurel hedging and Astroturf to create a private and highly usable extension of the home.

With excellent off-road parking, a garage and a layout designed for both everyday living and entertaining, this is a home that offers the perfect blend of style, space and practicality, inside and out.

From the moment you step inside, this impressive home immediately feels different.

The welcoming entrance hall sets the tone, featuring contemporary wall panelling and newly fitted carpet to create a smart and stylish first impression. The layout then opens naturally into the main living spaces, giving the ground floor a fantastic sense of flow and making it equally suited to busy family life or entertaining guests.

At the heart of the home is the stunning contemporary kitchen, undoubtedly one of the property's standout features. Finished with granite worktops, integrated appliances and a substantial central island, it provides a fantastic space for cooking, dining and socialising. Whether you're preparing a family meal, enjoying a quick breakfast or entertaining friends, this is a kitchen designed to be lived in.

The generous through lounge and dining room offers plenty of room to relax and entertain, with stylish granite tiled flooring adding a contemporary feel and a feature fireplace providing a warm and inviting focal point.

The dining area flows through to the conservatory, creating an additional versatile reception space with views towards the garden. Whether you envisage it as a relaxed sitting room, home office, playroom or simply somewhere to enjoy the garden whatever the weather, it adds valuable flexibility to the accommodation.

A useful ground-floor WC completes the downstairs.

Upstairs, there are four well-sized bedrooms, offering the space and flexibility modern families need. Three bedrooms benefit from fitted wardrobes, providing excellent built-in storage, while the principal bedroom enjoys its own en-suite.

The remaining bedrooms are served by a contemporary family shower room.

Outside, the property continues to impress.

The wrap-around garden is a real highlight, providing an attractive and highly usable outdoor space. Modern paving creates defined areas for relaxing, dining and entertaining, while established laurel hedging brings greenery and privacy.

The Astroturf lawn provides a smart, practical and low-maintenance area, making the garden particularly well suited to those who want to enjoy their outdoor space without the upkeep of a traditional lawn.

To the front, a large driveway provides excellent off-road parking, with the added benefit of a single garage with electric roller shutter. Both the property and garage are alarmed, providing an additional level of security and peace of mind.

The location is equally appealing.

Positioned within a quiet residential cul-de-sac, the property offers a peaceful setting while remaining conveniently placed for the amenities and connections of Standish and Wigan.

A wide range of local amenities can be found within the surrounding areas, including shops, supermarkets, cafes, restaurants, pubs and everyday services. Wigan town centre is also within easy reach, offering an even greater choice of shopping, dining, leisure and entertainment.

For commuters, the M6 is readily accessible, providing convenient connections across the North West, with the M61 also within reach.

There are also plenty of opportunities to enjoy the outdoors, with surrounding countryside, walking routes and recreational facilities nearby.

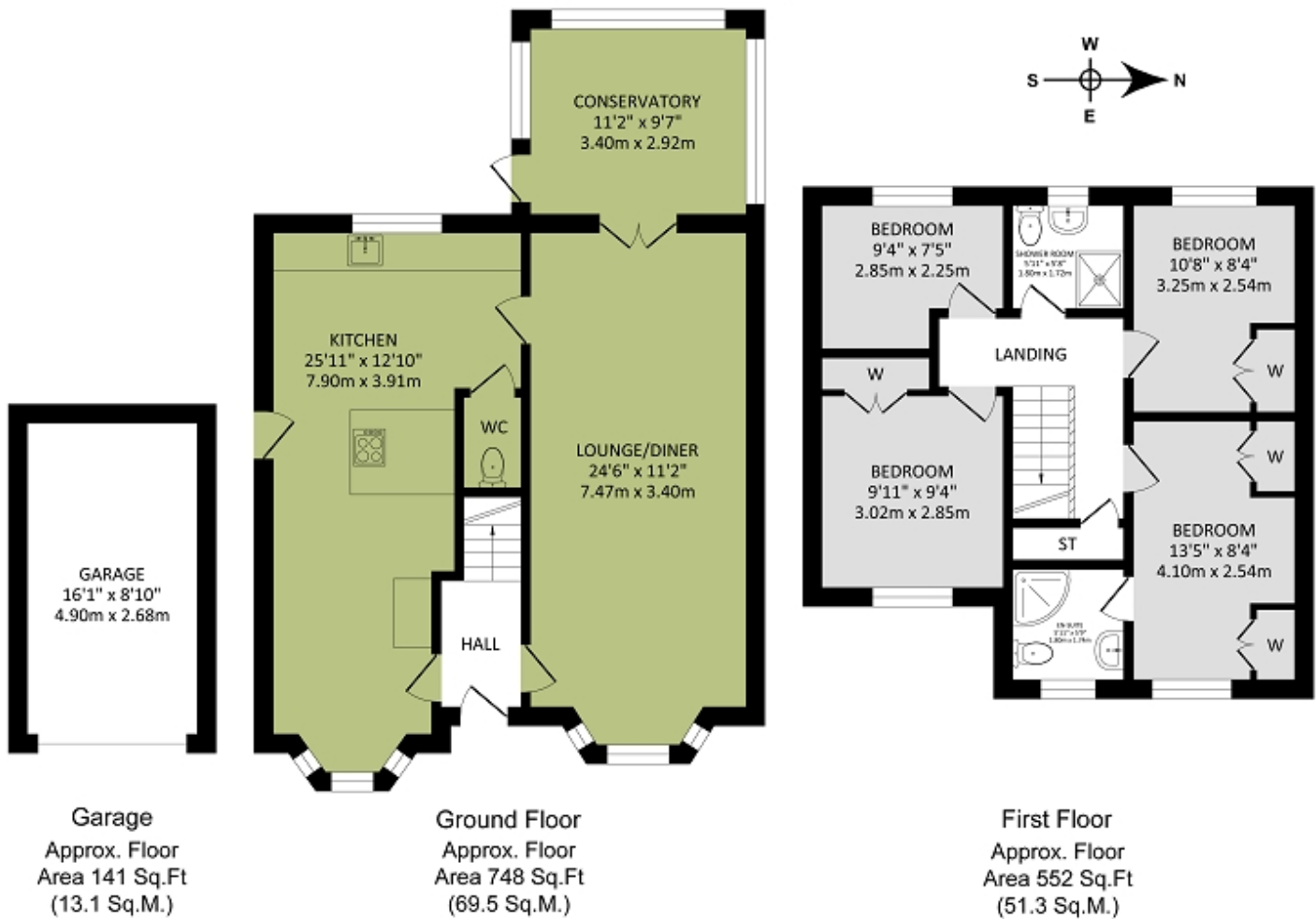
With its impressive kitchen, four bedrooms, flexible living accommodation, superb wrap-around garden and excellent parking, this is a home that combines style, space and practicality in a location that offers both tranquillity and convenience.



Dowling Close

Total Approx. Floor Area 1441 Sq.ft. (133.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1.5 million - 10% of Purchase Price. From £1.5 million onwards 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.