



**redrose**

**21 Laverick Grove**

Winstanley, Wigan, WN3 6GN

A beautifully presented modern home, offering spacious and versatile living ideal for modern family life. The standout feature is the impressive lounge diner, a bright and generous space perfect for both relaxing and entertaining. The ground floor also includes a well-appointed fitted kitchen with integral electric oven and a convenient downstairs W.C. Upstairs, the property offers a spacious master bedroom with ensuite, two further well-proportioned double bedrooms, a single bedroom, and a contemporary family bathroom. Externally, the home boasts a private, low-maintenance rear garden with patio and lawned areas, along with a well-kept front garden. A driveway provides ample off-road parking and is complemented by a highly desirable detached double garage, offering excellent storage or additional parking.

**Guide Price £250,000**

EPC Rating '78C'





## Property Description

### HALLWAY

A bright and inviting entrance hallway, leading to the lounge, kitchen, and first-floor accommodation. With a ceiling light point and radiator, this well-proportioned space creates a stylish and practical first impression.

### KITCHEN

12' 0" x 8' 2" (3.66m x 2.49m) A bright and modern fitted kitchen, complete with a range of wall and base units, work surfaces with complimentary work surfaces over. Stainless steel sink with drainer and mixer tap. and an integral electric oven ideal for family meals and entertaining with 4 ring gas hob with extractor fan and curtosy light overhead. Space for washer, Tiled floor and double-glazed window to the front.



#### LOUNGE/DINER

19' 6" x 15' 1" (5.94m x 4.6m) A bright and spacious lounge diner, perfect for modern family living. The room comfortably accommodates both seating and dining areas, with double glazed French doors to the rear garden creating a light-filled, welcoming environment and a seamless flow through to the kitchen or garden. Storage cupboard and two radiators.

#### DOWNSTAIRS W.C

Fitted with a two piece suite comprising wash hand basin and low level W.C. Double glazed frosted window to front aspect.



#### LANDING

A bright and welcoming landing providing access to the first-floor accommodation offering a practical, well-proportioned space connecting the bedrooms and bathroom.

#### MASTER BEDROOM

11' 2 max" x 8' 4" (3.4m x 2.54m) A spacious master bedroom, offering ample room for bedroom furniture and creating a comfortable and relaxing retreat. Double glazed window to the rear aspect, radiator and fitted wardrobes.

#### ENSUITE

A stylish three-piece ensuite, featuring a WC, pedestal wash hand basin, and walk-in shower, offering a bright and practical space for comfort and convenience. Extractor Fan



#### BEDROOM TWO

10' 10" x 8' 3" (3.3m x 2.51m) A bright and spacious double bedroom, perfect for rest and relaxation, with plenty of room for bedroom furnishings. Double glazed window to the front aspect, radiator and fitted wardrobes.

#### BEDROOM THREE

8' 3 max" x 6' 6" (2.51m x 1.98m) An impressive, light-filled bedroom of excellent proportions, offering a bright and airy retreat with plenty of space for furniture and storage, perfect for modern family living. Double glazed window to the rear aspect, radiator and fitted wardrobes.



#### BEDROOM FOUR

9' 7" x 6' 7" (2.92m x 2.01m) A bright and versatile single bedroom, perfect as a child's room, study, or additional space to suit your needs. Double glazed window to the the front aspect, radiator and fitted wardrobes.



#### FAMILY BATHROOM

A stylish three-piece bathroom, including a pedestal wash hand basin, panelled bath and low-level W.C finished with contemporary fittings. Light-filled and well-proportioned, it provides a comfortable and practical space for everyday use. Radiator and extractor fan

#### DOUBLE DETACHED GARAGE

A well positioned double detached garage to the rear of the property, complete with power and lighting, providing a practical and flexible space for parking, hobbies, or storage.

#### EXTERNALLY

A beautifully presented exterior with a mature front garden, a private and landscaped rear garden ideal for dining and entertaining, and a driveway offering convenient off-road parking.

#### LOCATION

Winstanley is a highly sought-after residential area on the outskirts of Wigan, popular with families due to its excellent local amenities, well-regarded schools, and convenient transport links. The area offers easy access to the M6 and M58 motorways, making it ideal for commuting to Manchester, Liverpool, and surrounding areas.

A range of shops, supermarkets, and leisure facilities are close by, along with green spaces and parks perfect for outdoor activities. With a strong community feel and everything needed for modern day living within easy reach, Winstanley continues to be a desirable location for families and professionals alike.

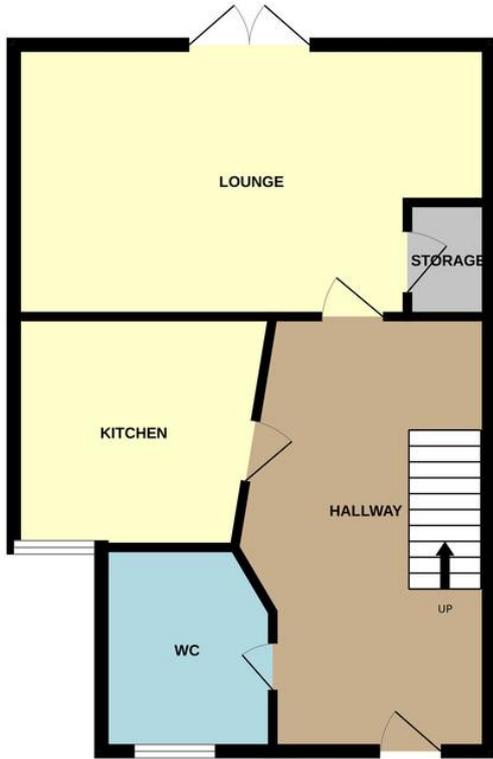
#### MORTGAGES

If you would like a free mortgage consultation our financial adviser will be able to meet with you, discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.

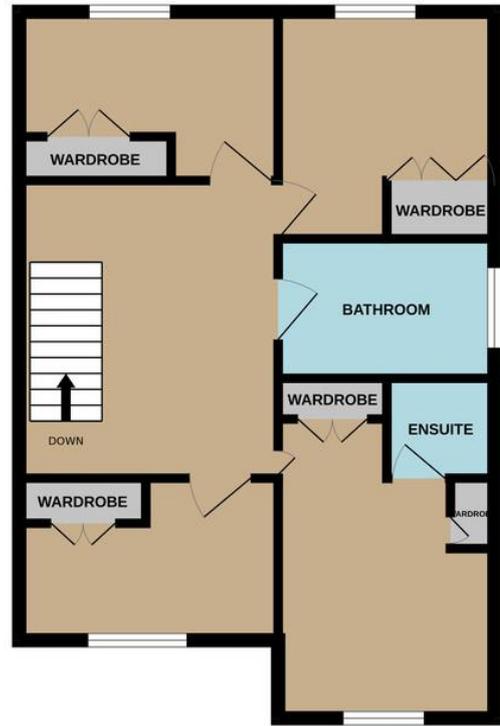




GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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