



Willow Tree Close, Wigan



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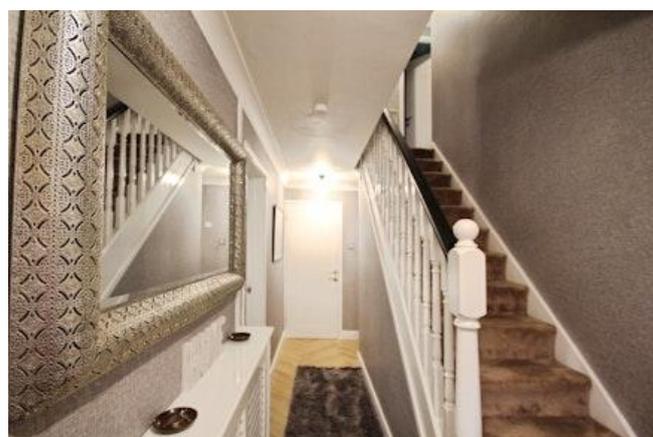
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£450,000

- IMMACULATE FOUR-BEDROOM DETACHED HOUSE
- SOUGHT-AFTER FAMILY-FRIENDLY WIGAN LOCATION
- MODERN FITTED KITCHEN AND TWO BATHROOMS
- PRIVATE GARDEN WITH VALUABLE OUTDOOR SPACE
- CLOSE TO WELL-REGARDED LOCAL SCHOOLS
- EASY ACCESS TO SHOPS AND CAFÉS
- FREEHOLD
- COUNCIL TAX BAND E



Northwood Wigan are proud to offer this immaculate four-bedroom detached house is offered ****for sale**** in a sought-after residential area of Wigan, ideally suited to families. The property provides a well-planned layout with one main reception room, a dedicated dining room and a music room, offering flexible space for everyday living and entertaining. There is a fitted kitchen and two bathrooms, supporting modern family requirements, together with a driveway providing off-road parking and a private garden offering valuable outdoor space.

Located in Wigan, the property benefits from convenient access to a range of local amenities. Nearby schools include well-regarded primary and secondary options, making the setting particularly attractive for those with children. Local shops, cafes and services in and around Wigan town centre are within easy reach, offering supermarkets, independent retailers and leisure facilities.

Wigan North Western and Wigan Wallgate railway stations provide regular services to Manchester, Liverpool and other regional centres. Typical journey times are around 30-40 minutes to Manchester and approximately 35-45 minutes to Liverpool, making this a practical choice for commuters. Local bus routes further connect the area with surrounding neighbourhoods and the wider borough.

Outdoor recreation is well served by local parks and green spaces in Wigan, which offer play areas, walking routes and sports facilities. With council tax band E and a family-focused layout including four bedrooms, two bathrooms, reception room, dining room, music room, garden and driveway, this detached house represents a strong proposition for buyers seeking a well-presented home in a popular Wigan location.









DISCLAIMER

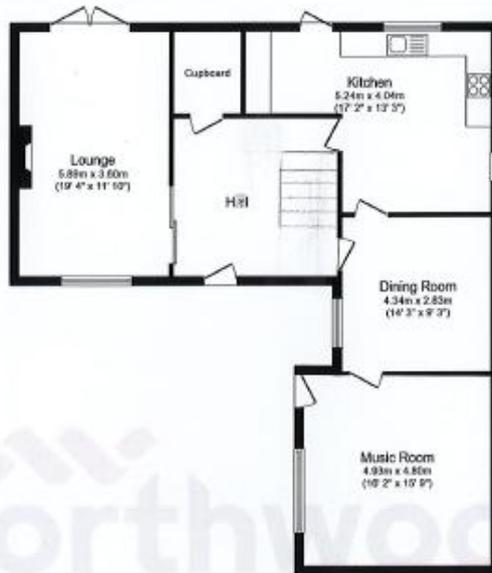
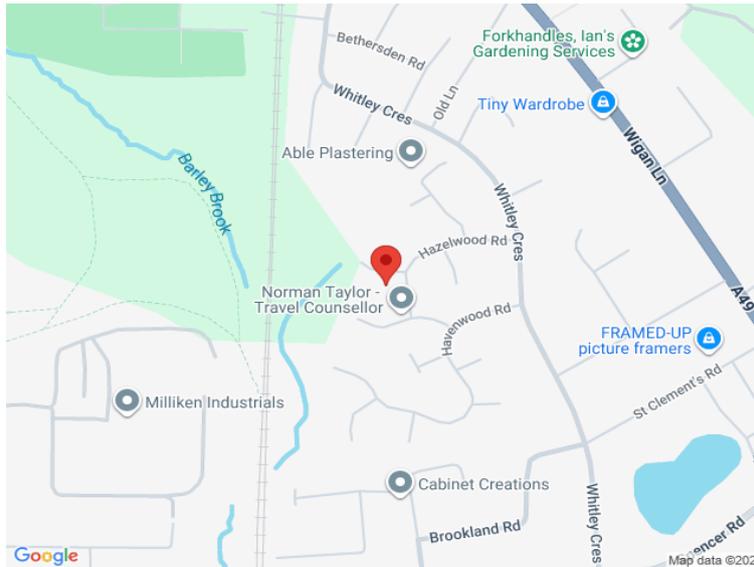
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.





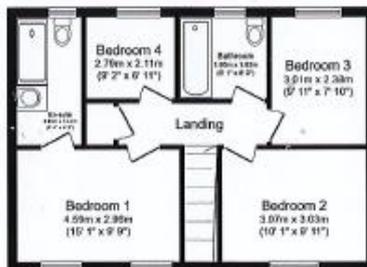






Ground Floor

Floor area 95.8 sq.m. (1,031 sq.ft.)



First Floor

Floor area 49.4 sq.m. (532 sq.ft.)

Total floor area: 145.2 sq.m. (1,563 sq.ft.)



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