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Robert Street, Platt Bridge, WN2 3TW

Offers Over £110,000

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**Quote Reference: JA1142** - Introducing Robert Street, a beautifully presented two bedroom end-terrace home, tucked away within a pleasant cul-de-sac setting. An ideal purchase for first time buyers, those looking to downsize, or investors seeking an excellent buy to let opportunity.

Upon entering, you are welcomed into a bright and spacious living room, with tall ceilings enhancing the sense of light and space. The modern fitted kitchen offers ample cupboard storage and incorporates a built-in breakfast bar, perfect for casual dining or entertaining guests.

To the first floor are two generously proportioned bedrooms and a landing benefitting from useful built-in storage, leading to a stylish three-piece bathroom suite. The property further benefits from a boarded loft space, accessed via a pull-down ladder, providing valuable additional storage.

Externally, the home enjoys a low maintenance rear garden with a patio seating area and artificial lawn. A large shed with mains power offers excellent versatility, ideal for additional storage, a home office, workshop or hobby space.

Ideally positioned in the heart of Platt Bridge, the property benefits from excellent local amenities and convenient transport links. Well-regarded schools are within easy reach, including St Mary's Church of England Primary School and Platt Bridge Community School, with secondary options such as Hawkley Hall High School and Outwood Academy Hindley close by.

Everyday amenities are on the doorstep, with further retail and leisure facilities available at Marus Bridge Retail Park and in Wigan town centre. The area is well connected, offering regular bus routes and rail services from Wigan North Western railway station with direct links to Manchester, Liverpool and beyond, alongside easy access to the M6 and M62 motorway networks.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

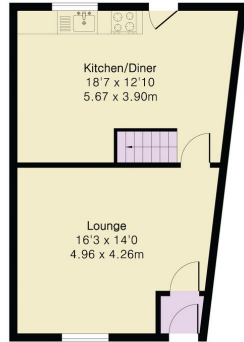


Approximate Gross Internal Area 1263 sq ft - 117 sq m

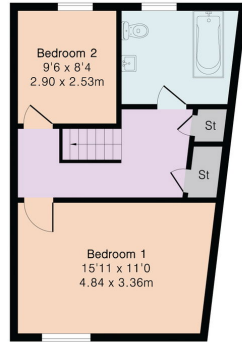
Ground Floor Area 466 sq ft – 43 sq m

First Floor Area 466 sq ft – 43 sq m

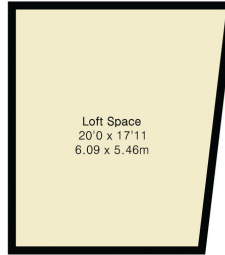
Loft Area 331 sq ft – 31 sq m



Ground Floor



First Floor



Loft

- Quote Reference: JA1142
- End Terrace
- Modern Kitchen And Bathroom
- Low Maintenance Rear Garden
- Loft Space With Pull Down Ladder
- Nestled In A Pleasant Cul-De-Sac
- Spacious Living Room
- Two Generous Sized Bedrooms
- On Street Parking
- Close Proximity To Shops, Schools, Parks And Excellent Transport Links



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
7 Robert Street Pud Bridge Wigan WN2 3TW	Energy rating <b>C</b>	Valid until 17 February 2028
		Certificate number: 2900-0161-0322-8597-3263
Property type End-terrace house		
Total floor area 96 square metres		
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property/minimum-energy-efficiency-standards-and-pooling">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/domestic-private-rented-property/minimum-energy-efficiency-standards-and-pooling">https://www.gov.uk/guidance/domestic-private-rented-property/minimum-energy-efficiency-standards-and-pooling</a>		
<b>Energy rating and score</b>		
This property's energy rating is C. It has the potential to be C.		
<a href="#">See how to improve this property's energy efficiency.</a>		
The graph shows this property's current and potential energy rating.		
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.		
For properties in England and Wales: the average energy rating is D the average energy score is 60		
Score   Energy rating	Current	Potential
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	

<https://find-energy-certificate.service.gov.uk/energy-certificate/2900-0161-0322-8597-3263/print-view>

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