

FOR SALE

40, Thistledown Close, Springfield, WN6 7PA



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- Highly prestigious cul-de-sac development
- Beautifully maintained & extended
- Stunning Sun Room with bi-fold doors
- Driveway parking and attached garage
- Close to excellent amenities & town centre
- Three bedrooms / En-suite to principal
- Landscaped garden with bar garden room
- 1163 SQ.FT.

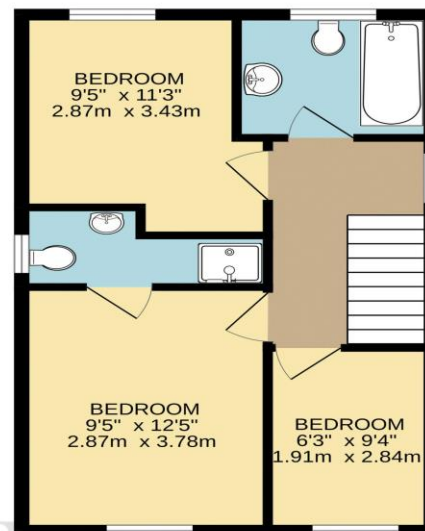
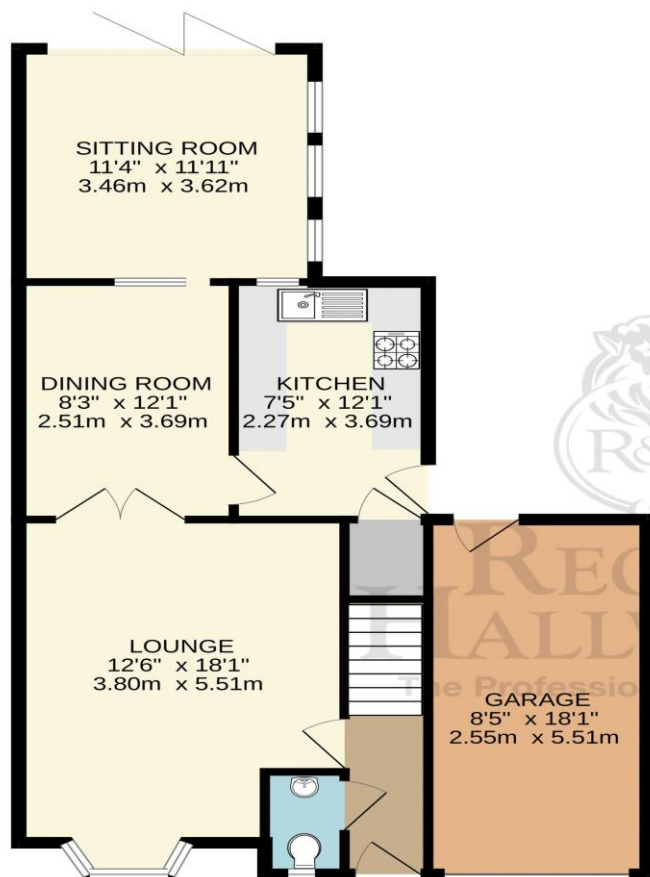
Nestled within a peaceful cul-de-sac on one of Springfield's most sought-after developments, Thistledown Close offers an exceptional setting for family life. Wonderfully quiet and surrounded by generous gardens, the homes here enjoy a true sense of tranquillity while remaining conveniently positioned for everyday living. Excellent local schools and amenities are within easy walking distance, and the property is close to Wigan town centre, Haigh Woodland Park and the picturesque Mesnes Park. This beautifully presented three-bedroom detached home has been thoughtfully extended and meticulously maintained by its current owners, creating a stylish and welcoming family residence. Offering approximately 1,163 square feet of well-designed contemporary living space, the property combines comfort, practicality and quality throughout. Early viewing is highly recommended.

The accommodation begins with an inviting entrance hall, with a convenient ground floor cloakroom just off the hallway. Stairs lead to the first floor, while the main living room sits to the front of the home, featuring a charming bay window and an attractive focal fireplace. This space flows seamlessly into a dedicated dining area, ideal for both everyday family meals and entertaining. The kitchen is superbly appointed, offering a comprehensive range of wall and base units along with integrated appliances. Inset lighting and tasteful wall and floor tiling enhance the overall finish. To the rear, a high-quality sunroom/orangery extension provides an impressive additional living space. With a vaulted ceiling, skylight and bi-fold doors opening directly onto a substantial patio that wraps around the rear and side of the property, this is a superb area for entertaining and modern family living.

The garden has been designed with enjoyment in mind, featuring a purpose-built garden room complete with bar, a further decked seating area and low-maintenance artificial lawns — creating multiple zones for relaxing and socialising. Upstairs, there are three well-proportioned bedrooms, all benefitting from excellent built-in storage. The principal bedroom enjoys the added luxury of its own en-suite shower room. A stylish family bathroom, complete with panelled bath, built-in vanity unit and WC, completes the first floor. Externally, the property occupies an attractive plot with a lawned front garden and a flagged driveway leading to an attached garage. The rear garden offers a private, secure and peaceful retreat - a true haven for enjoying outdoor living. A superb family home in a prime location, early viewing is warmly recommended.







TOTAL FLOOR AREA : 1163 sq.ft. (108.0 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 terms 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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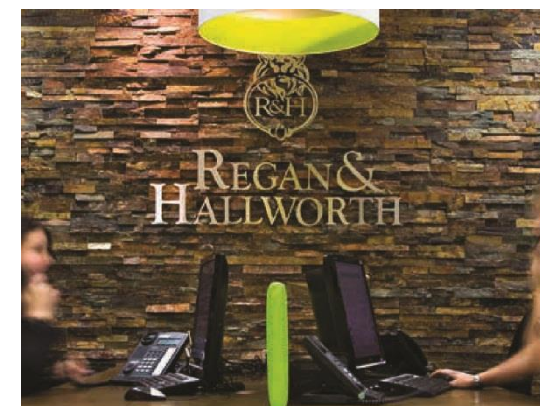
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