



Asking Price £195,000

The Bowlings, Wigan WN6 7BU



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This newly created detached home represents a rare find within this popular Wigan location, offering stylish, contemporary accommodation, well-proportioned rooms and easy-to-maintain outside space. Arranged over two floors and extending to approximately 1,018 sq ft, the property presents an excellent opportunity for buyers seeking a modern home with the added benefit of off-road parking. The accommodation begins with a welcoming entrance leading into a spacious lounge, providing an inviting setting for relaxation and everyday living. The separate kitchen is fitted with attractive cream shaker-style cabinetry, offering a timeless finish and a practical layout. A useful ground-floor WC adds further convenience.

To the first floor are two excellent bedrooms, both enjoying plenty of natural light. The principal bedroom is particularly generous in size, with Velux roof windows enhancing the sense of space and brightness. The second bedroom is also well proportioned, making it ideal for guests, a home office or additional family accommodation. A stylish family bathroom completes the first-floor layout, fitted with a bath and overhead shower, vanity wash hand basin and WC.

Externally, the property benefits from a driveway to the front, providing valuable off-road parking. To the rear is a low-maintenance courtyard, ideal for those seeking an outdoor space without the demands of a traditional garden. There is also pedestrian access from Springfield Road.

Conveniently positioned for access to Wigan town centre and the surrounding amenities, the property is well placed for everyday shopping, local services and transport connections. Offered with vacant possession and no onward chain, this newly created detached home has never been occupied and provides a fantastic opportunity to acquire a fresh, ready-to-move-into property in a well-established location. Early viewing is strongly recommended to appreciate the space, presentation and convenience this distinctive home has to offer.

