



36 Ravenswood Drive, Hindley, Wigan, WN2 2QT
Offers in excess of £280,000

The Property Perspective

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PROPERTY
PERSPECTIVE

Situated in a popular residential area of Hindley, Ravenswood Drive offers convenient access to a range of local amenities including shops, supermarkets and leisure facilities, with Hindley town centre and Wigan close by. The area is well served by local primary and secondary schools, making it attractive to families. For commuters, Hindley train station provides direct links to Manchester and Southport, while the M6 and M61 motorway networks are easily accessible for travel across the North West. The property also benefits from proximity to green spaces and countryside walks, including the scenic Borsdane Brook, offering a pleasant natural setting alongside everyday convenience.

This unique five-bedroom detached home is arranged over multiple levels, making the most of its elevated position and views over Borsdane Brook. The ground floor comprises a spacious living/dining room with a Juliet balcony overlooking the brook, a fitted kitchen and a WC. A lower floor provides two generous double bedrooms, one with en suite, both featuring double doors that open onto a decked seating area enjoying the same attractive outlook. To the first floor are three further well-proportioned bedrooms and a family bathroom fitted with a four-piece suite including a large walk-in shower. The property is well presented throughout and offers flexible accommodation ideal for growing families. Externally, the rear garden is laid to decking and lawn with an additional raised decked area to the side, positioned at the same level as the main living space. To the front of the property is a garage and driveway providing off-road parking for two vehicles.

Front Of Property

Garage, EV point, gate to shared access gate on left, gate to rear garden on right, driveway for two.

GROUND FLOOR

Living/Dining Room 22'3" x 10'9" (6.8m x 3.3m)

Wood laminate flooring, painted and wallpaper walls, two radiators, access to kitchen, access to hallway to lower and first floor.

Kitchen 9'6" x 7'2" (2.9m x 2.2m)

Rear facing, window to rear, integrated double oven, gas hob, extractor, dishwasher, fridge/freezer, wood laminate flooring, tiled and painted walls.

Cloaks/WC 3'7" x 3'3" (1.1m x 1m)

Tiled floor, tiled walls, toilet, sink, base unit, window to side, wall mounted mirror, heated towel rail.

LOWER LEVEL

Bedroom 12'1" x 9'6" (3.7m x 2.9m)

Rear facing, carpet, painted walls, fitted wardrobes, radiator, double doors to garden, door to en suite.

En Suite

2.9m x 0.8m. Walk in shower, toilet, sink with fitted storage under, wall mounted mirror, tiled floor, tiled walls, extractor.

Bedroom 10'5" x 9'6" (3.2m x 2.9m)

Rear facing, carpet, painted walls, radiator, double doors to garden.

FIRST FLOOR

Bedroom 13'1" x 9'6" (4m x 2.9m)

Front facing, carpet, painted walls, radiator.

Bedroom 9'6" x 8'10" (2.9m x 2.7m)

Rear facing, carpet, painted walls, radiator.

Bedroom 9'6" x 8'2" (2.9m x 2.5m)

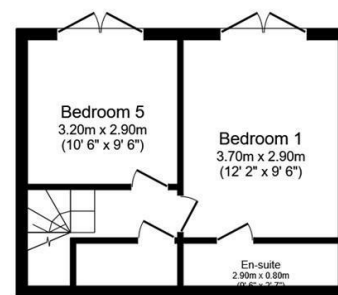
Front facing, carpet, painted walls, radiator.

Bathroom 9'6" x 6'6" (2.9m x 2m)

Rear facing, walk in shower, stand alone bath, toilet, sink, heated towel rail, wall mounted mirror, tiled floor, tiled walls.

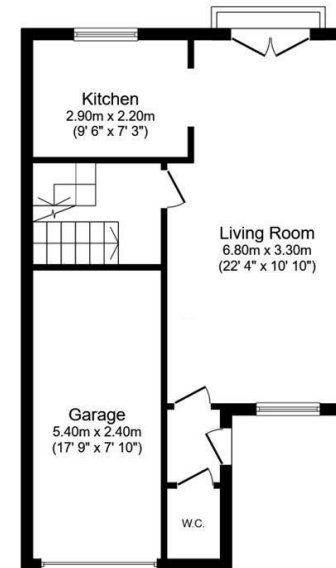
Rear Garden

Located on lower level, accessed from lower level bedrooms onto decking. Remaining laid to lawn with wood fence borders, shared side access to one side with wooden gate, steps to raised decking area, gate to front access, outside tap, light.



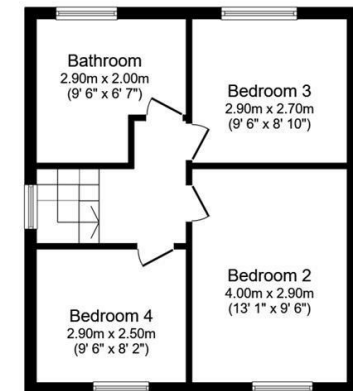
Lower Ground Floor

Floor area 26.7 sq.m. (287 sq.ft.)



Ground Floor

Floor area 49.6 sq.m. (534 sq.ft.)



First Floor

Floor area 39.4 sq.m. (424 sq.ft.)

Total floor area: 115.7 sq.m. (1,245 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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