



313 Garswood Road, Wigan, WN4 0TU

Offers Over £650,000



Nestled on Garswood Road in the charming area of Garswood, Ashton-In-Makerfield, this prestigious detached house is a true gem, boasting an array of unique features that set it apart from the rest. Brought to market with no onward chain and with an impressive six spacious bedrooms, this home is perfect for families seeking both comfort and style. The master bedroom is particularly noteworthy, featuring a delightful balcony terrace that spans nearly the entire width of the property, offering breath-taking views of the surrounding open farmland. One of the bedrooms is utilised as a home cinema room giving another unique feature.

The ground floor is designed for modern living, showcasing a living room, dining room, and a contemporary kitchen that flows into a welcoming family room. This space is ideal for entertaining guests or enjoying quality time with loved ones. There is a further sitting room to the front aspect. Additionally, the ground floor includes a utility room, a convenient WC, and a dedicated gym area, ensuring that all your lifestyle needs are met.

The property sits on a generous plot, with a driveway that accommodates up to seven vehicles, providing ample parking for family and visitors alike. The rear garden is a tranquil oasis, featuring lush greenery and vibrant colours, perfect for outdoor relaxation or family gatherings.

Located close to local schools, amenities, and transport links, this home offers both convenience and a sense of community. With its spacious interiors and stunning rural views, this detached house is a rare find and an excellent opportunity for those looking to settle in a desirable area. Don't miss the chance to make this remarkable property your new home.





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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	74 48	
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions		
EU Directive 2002/91/EC 		

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