



Salwick Close, Wigan

Offers Over £269,995

Ben Rose Estate Agents are delighted to present this charming five-bedroom detached home, tucked away in a peaceful cul-de-sac in the heart of Wigan. This property enjoys a prime location that perfectly balances serenity with convenience. Positioned just a short distance from Wigan Town Centre, it offers excellent accessibility for commuters, with seamless connections to the M6 and M61 motorways, linking to major towns and cities across the northwest. The area is further enhanced by outstanding local amenities and well-regarded schools, making it an excellent choice for families.

Upon entering the property, you are greeted by a spacious entrance porch that provides direct access to the lounge and a convenient downstairs WC. The lounge is generously proportioned, featuring a welcoming gas fireplace and dual aspect windows that allow natural light to fill the space. Clever use of the under-stairs area enhances the sense of openness. From the lounge, you are led into the recently modernized kitchen, which offers ample room for freestanding appliances and flows seamlessly into the dining area. This space is ideal for family gatherings, accommodating a large dining table, and is complemented by sliding doors that open to the rear garden. Adjacent to the kitchen is a practical utility room housing the washer and dryer, which also leads to a versatile office space, perfect as a children's playroom or study. Additionally, the utility room provides access to a generously sized bar/family room, an exceptional area for entertaining guests.

On the first floor, the home has five bedrooms, four spacious doubles, each offering ample storage. The master bedroom benefits from a two-piece ensuite, while the family bathroom, newly fitted within the past year, features a luxurious three-piece suite with a rainfall shower. The landing area includes a good-sized storage cupboard to help maintain an organized home. For added functionality, the loft has been boarded and equipped with a light and pull-down ladder, offering additional storage or potential for future development.

Externally, the property stands out with its extended double driveway at the front, along with extra space to the side that is ideal for additional vehicles, such as a caravan or mobile home. The south-facing rear garden is a standout feature, offering an idyllic setting with a brook running behind the property, creating a tranquil and private retreat. The garden is fully enclosed and not overlooked, making it a safe haven for families with young children. With extensive lawns and patio areas, it provides ample opportunities for outdoor activities and relaxation.

This home has been well maintained, featuring a newly replaced front door (installed within the last six months) and two outdoor taps conveniently located at the front and back. A full structural report has also been conducted in the past six months, offering peace of mind. Occupying a desirable corner plot, this property combines generous indoor and outdoor spaces, making it a superb family residence. With its spacious interior, newly installed boiler, and exceptional outdoor features, this home is a perfect blend of comfort, convenience, and room to grow.















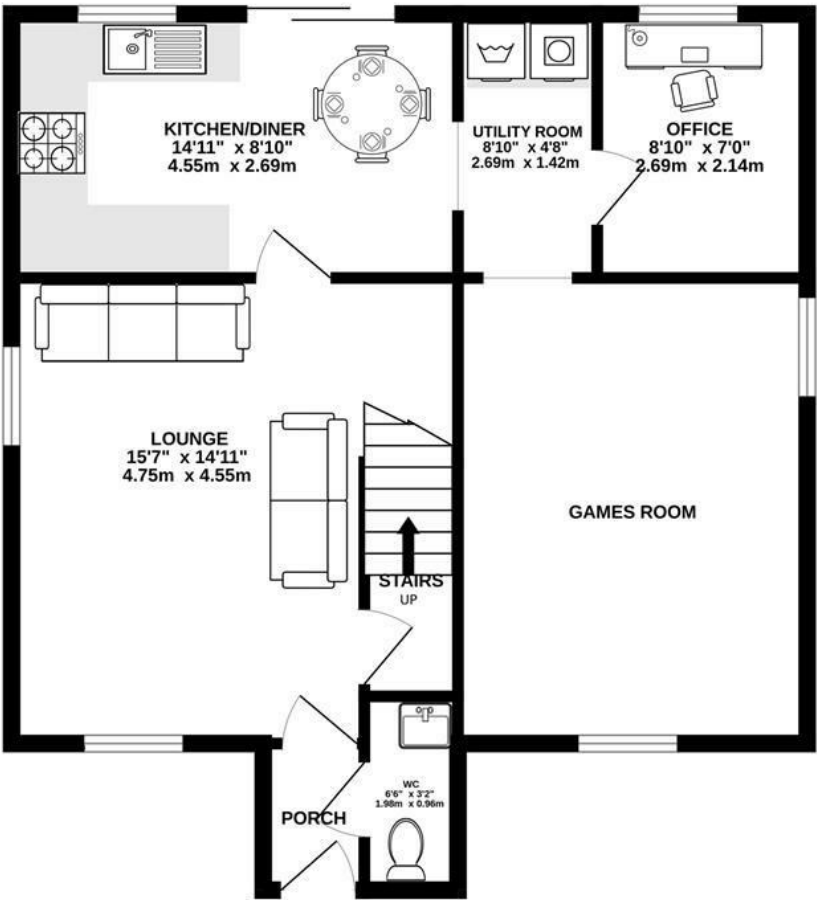




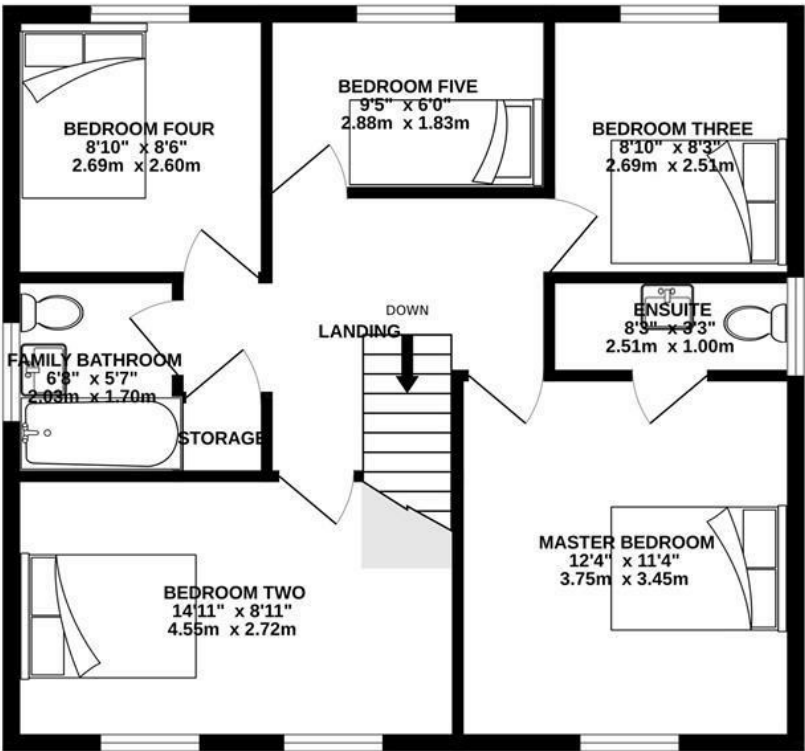


BEN ROSE

GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 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 items 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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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		
	71	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

