BEN ROSE



Calder Close, Platt Bridge, Wigan

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached family home, ideally positioned on a desirable corner plot within a popular residential area of Wigan. Offering well-proportioned accommodation across two floors, the property provides a superb combination of modern living spaces, generous bedrooms and excellent outdoor areas, making it an ideal choice for families and those looking for a home that is ready to move straight into. The property is conveniently situated for a range of everyday amenities, including local shops, supermarkets, schools and leisure facilities, whilst Wigan town centre provides an extensive selection of shopping, dining and entertainment options. Excellent transport links are also within easy reach, with regular bus services available locally and Wigan North Western and Wigan Wallgate railway stations providing rail connections towards Manchester, Liverpool and beyond. For those commuting by road, the M6 motorway is readily accessible, while the nearby towns of Standish, Ashton-in-Makerfield and Skelmersdale are also within easy reach.

Upon entering, the welcoming reception hall provides an inviting introduction to the home, with the staircase positioned off the hallway and access leading through to the kitchen diner. The generously sized kitchen diner offers an excellent setting for both everyday family life and entertaining, providing ample room for a dining table alongside a modern fitted kitchen incorporating a range of integrated appliances. Two windows provide attractive front and side aspects, while a door beneath the stairs leads to a convenient two-piece WC. Continuing through the property, the spacious lounge occupies the rear of the home and benefits from a large window overlooking the garden, allowing plenty of natural light into the room. Glazed double doors provide a seamless connection to the patio and rear garden, creating a particularly appealing space during the warmer months. Laminate plank flooring runs throughout the ground floor, adding a cohesive and practical finish to the principal living areas.

To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom is particularly well equipped, featuring integrated wardrobes and two windows overlooking the front aspect, whilst bedrooms two and three are positioned to the rear and enjoy views across the garden. Completing the accommodation is a three-piece family bathroom, fitted with an overhead shower and providing a practical space for busy family life.

Externally, the property continues to impress, occupying a generous corner plot with attractive gardens and a detached garage. To the front is a well-maintained lawned garden, with established shrubs planted around the borders providing a pleasant approach to the home. To the side, a gravelled driveway offers parking for two cars and leads towards the detached garage, while a side gate provides convenient access through to the rear garden. The substantial rear garden is fully enclosed and has been thoughtfully maintained, offering excellent space for children to play, outdoor entertaining and relaxing. A flagged patio extends across the rear of the property and is sheltered by a large aluminium-framed gazebo, creating an excellent covered seating and entertaining area. A flagged pathway continues towards the back right-hand corner of the garden, where a further large flagged seating area provides another excellent place to enjoy the outdoor space. To the left, an artificial low-maintenance grass lawn combines practicality with plenty of usable space. Overall, this is a superb modern family home that offers attractive accommodation, generous gardens, a detached garage and a highly convenient location, making it an excellent opportunity for buyers seeking a well-presented property with plenty to offer.




SOY SAUCE
RAMEN
JAPAN





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at my gates


I'm
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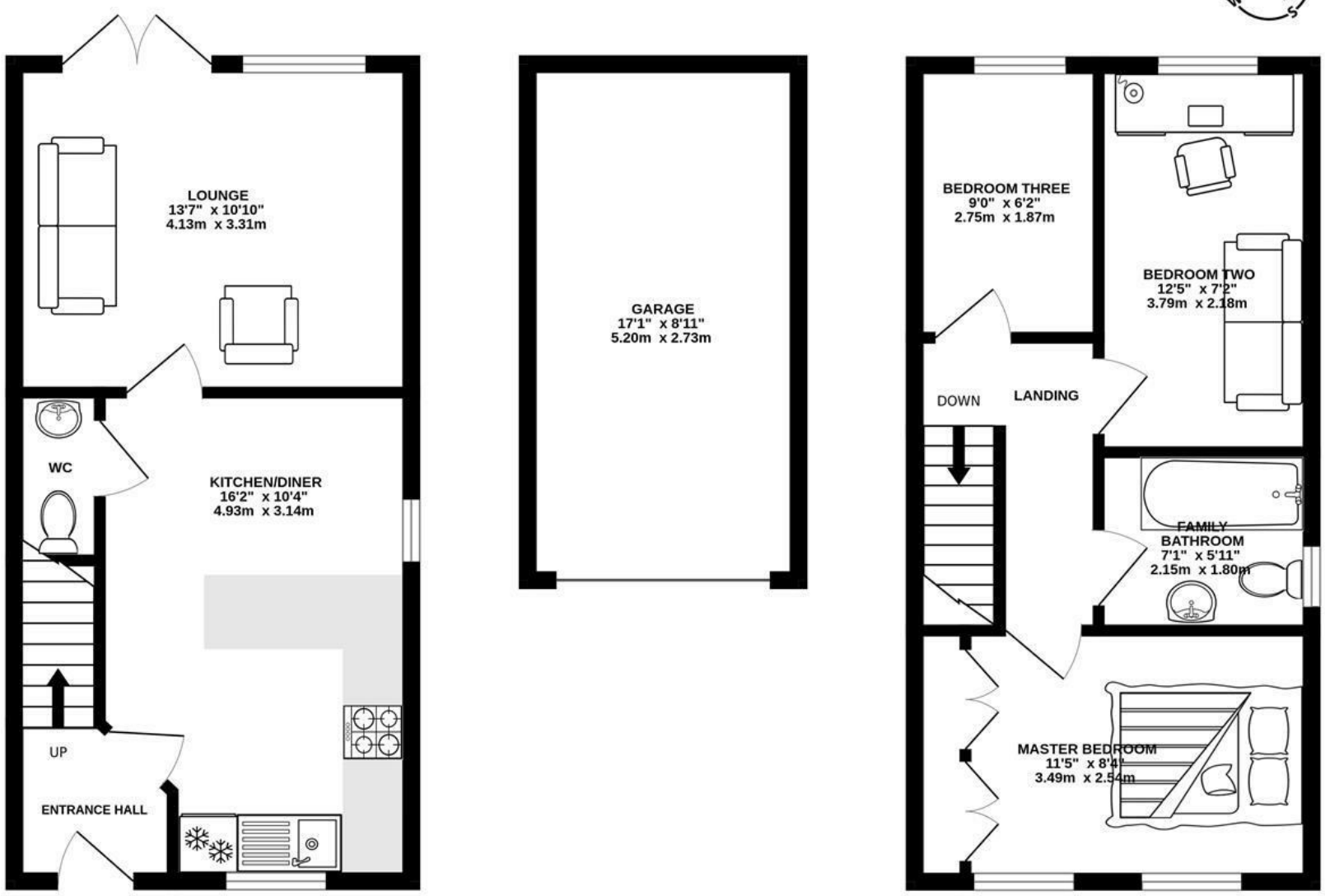




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GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.

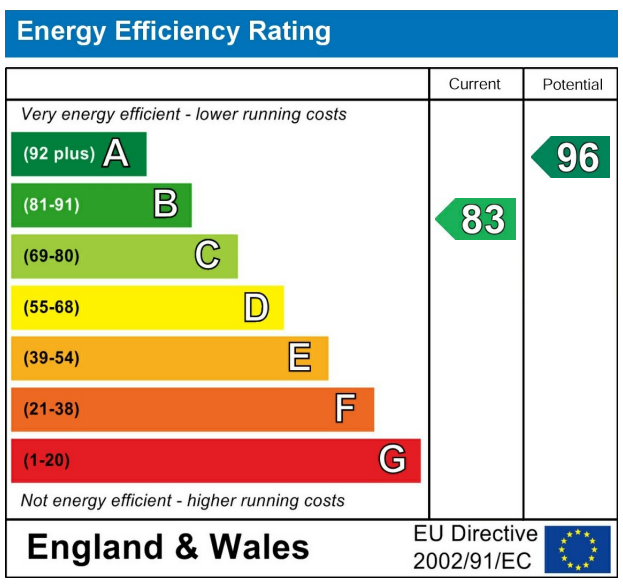
1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.

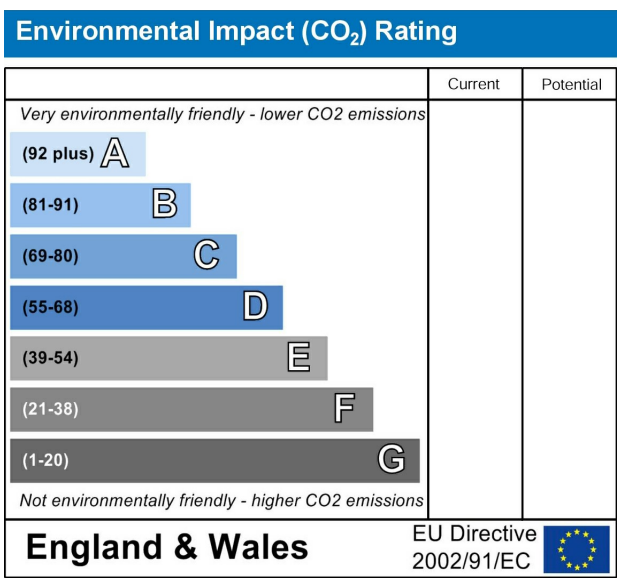


TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

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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