



Stone Cross  
ESTATE AGENTS

**Dunster Close, Platt Bridge, WN2 5HT**

**Offers in Excess of  
£169,950**

We are delighted to bring to market this FAMILY SIZED TWO / THREE BEDROOM SEMI DETACHED HOUSE which perfect for a first time buyer. It is well located for ease of access to Wigan/Ashton town centres and close to a range of local amenities i.e shops, schools and excellent commuting networks. Comprises of entrance porch, hallway, lounge, kitchen/diner and conservatory to the ground floor and to the first floor there is a family bathroom, currently two bedrooms, with the master benefitting from a dressing room which can be changed back to a third bedroom and access to the loft. Externally there is a driveway leading to the detached garage. To the rear there is an enclosed laid to lawn garden and patio area. This is the perfect opportunity for first time buyers.

- Semi Detached
- Kitchen / Diner
- Conservatory
- 2 - 3 Bedrooms
- Garage
- Driveway for off road parking

\*\*\*CONTACT US NOW TO ARRANGE A VIEWING\*\*\*

### **Entrance Porch**

UPVC double glazed surround , door to side elevation, tiled floor and internal render.

### **Entrance Hallway**

UPVC door to hallway, karndean flooring, stairs to first floor landing, wall mounted radiator, ceiling light point.

### **Lounge**

14' 4" x 12' 5" (4.37m x 3.78m) UPVC double glazed bow window to front elevation, wall mounted radiator, ceiling light point and under stairs storage with meters.

### **Kitchen / Diner**

9' 0" x 15' 5" (2.75m x 4.69m) UPVC double glazed windows to conservatory, wood effect sliding door leading to the conservatory, stainless steel sink unit with drainer and swan tap, integrated electric double oven, gas hobs with extractor fan, built in microwave, integrated fridge, plumbing for a washing machine, part tiled walls, wall base and drawer units, wall mounted radiator, two ceiling light points and karndean floor.

### **Conservatory**

11' 0" x 14' 11" (3.35m x 4.54m) UPVC double glazed surround which is part frosted, double glazed french door to side elevation, tiled floor, insulated plastered roof, double glazed skylight and tiled floors.

### **First Floor Landing**

UPVC double glazed window to side elevation, access to part boarded loft and ladders, boiler storage cupboard, ceiling light point, three doors leading to bedrooms.

### **Bedroom One**

13' 0" x 9' 1" (3.95m x 2.78m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point, dressing room area (this can be changed back to a 3rd bedroom if required, still access via a door from first floor landing, wall would need re-erecting)

### **Bedroom Two**

10' 7" x 8' 4" (3.23m x 2.55m) UPVC double glazed window to rear elevation, integrated wardrobes, wall mounted radiator, ceiling light point.

### **Bathroom**

5' 6" x 6' 0" (1.68m x 1.83m) UPVC double glazed frosted window to rear elevation, vanity sink unit WC, waterfall shower, karndean floor, wall mounted radiator, ceiling light point and tiled walls.



**Garage**

24' 11" x 10' 0" (7.60m x 3.06m) Detached, up and over door, two wood effect double glazed frosted windows to side elevation, power and electric, single glazed window to rear.

**Front Garden**

Part enclosed, paved driveway for off road parking, gate leading to rear, decorative plants and shrubs.

**Rear Garden**

Enclosed laid to lawn grass area, not overlooked, paved patio area.

**Garage****Council Tax**

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**Tenure**

Freehold

*Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.*



***Viewing of this property is strictly by appointment through Stone Cross Estate Agents.***

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