



Ellergreen Road, Hindley Green, Wigan, WN2 4GF

Price £300,000

Stunning 4 Bedroom Executive Detached Family Homes in a hugely popular residential development that offers well apportioned living with a luxurious finish throughout. The property is within a close commute to local schools, amenities and transport links including the Motorway Network and Hindley Train Station. Internally the accommodation briefly comprises of a welcoming entrance / hallway with a generous lounge to the rear elevation with modern gas fire and surround and French Doors leading to the rear garden, there is a further reception room / living area to the front elevation and downstairs WC. Also to the rear is one of the eye catching features of the property with a designer fitted kitchen with no expense spared which also leads into the dining / family living space which also provides access to the rear garden and a separate utility room. To the first floor the landing offers access to 4 double bedrooms with the master benefitting from fitted robes and ensuite shower room as well as a luxurious family bathroom with three piece suite in white with shower over jacuzzi bath. The property is tastefully decorated throughout and presented to the highest of standards and also boasts double glazing throughout and is warmed by gas central heating. Externally the property has an immaculately presented garage and landscaped front and rear gardens. Early internal viewing is highly recommended to appreciate this wonderful family home.



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GROUND FLOOR

Entrance / Hallway

Large welcoming hallway with carpeted flooring, stairs leading to the first floor accommodation, doors to lounge, reception 2, kitchen / diner and downstairs WC. Inset spot lights, alarm panel, wall mounted radiator.

Lounge

To the rear elevation with carpeted flooring, modern gas fire and surround, large bay UPVC Double Glazed windows with French Doors to the Rear Elevation, tv aerial point, centre light and 2 x wall lights.

Kitchen / Diner

Designer Kitchen with a Range of Wall and Base Units with Soft Close Doors, Acrylic Work Top, Integrated Neff Appliances including 2 x Single Ovens, Gas Hob, Extractor, Fridge / Freezer, Wine Cooler, Inset Spot Lights and Feature Lighting below kitchen units, Glass Splash Back, Tiled Flooring, 2 x Wall Mounted Radiator, 1 and ½ Sink with Drainer and Designer Kitchen Tap which provides Boiling Water, access to the utility room and UPVC double glazed windows and french doors to the rear elevation leading to the garden.

Utility Room

Designer Units to match the kitchen and fitted with wall and base units with soft close doors, acrylic worktop, space for washing machine / dryer.

Reception 2

To the front elevation with carpeted flooring, UPVC double glazed window, tv aerial point, centre light fitment.

W.C.

To the front elevation with a two piece suite in white, with low flush wc, pedestal and basin with chrome mixer tap, UPVC double glazed window, inset spot lights.

FIRST FLOOR

Landing

Generous landing offering access to 4 bedrooms, family bathroom and storage cupboard on landing area. Loft access hatch, carpeted flooring, centre light, wall mounted radiator.

Master Bedroom

To the front elevation with carpeted flooring, built in robes, wall mounted radiator, centre light fitment, door leading to ensuite, tv aerial point.

Ensuite

Fitted with three piece shower suite with shower and glass bi-fold door, low flush wc, pedestal and basin with chrome mixer tap, wall mounted radiator, UPVC double glazed window to the side elevation, inset spot lights.

Bedroom 2

To the front elevation with carpeted flooring, centre light fitment, wall mounted radiator.

Bedroom 3

To the rear elevation with carpeted flooring, centre light fitment, wall mounted radiator.

Bedroom 4

To the rear elevation with carpeted flooring, centre light fitment, wall mounted radiator.

Bathroom

To the rear elevation and fitted with a designer 3 piece suite in white comprising of jacuzzi bath with tiled panelling, and chrome mixer shower and waterfall feature tap, low flush wc, wall mounted vanity unit with sink and chrome mixer tap, extractor fan, UPVC double glazed window to the rear elevation, heated towel rail, inset spot lights, tiled walls and tiled flooring.

EXTERNAL

To the front elevation is a patterned concrete driveway leading to garage and front door, lawn with well stocked borders, mature shrubs, foliage and small trees.

Garage

Electric Up and Over Doors, Power Points.

Rear Garden

Indian Stone two tiered patio area, patio area, generous lawn area, mature trees and well stocked borders, water feature, perimeter fencing, access to the side elevation.



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