

# Property Details

29 Rigley Potts Park, Hindley Green,  
Wigan, Lancashire, WN2 4UN

Offers in Excess of **£280,000**



# Property Photos

29 Rigley Potts Park, Hindley Green, Wigan, Lancashire, WN2 4UN



Creation Date

03/03/2023



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# Property EPC

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Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property Info

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Property Type	Property Style
House	Detached
Bedrooms	Bathroom
3	2
Receptions	Tenure Type
1	Freehold
Floor Area	Agency Type
-	Sole
Parking	Type
Drive	Sales
Price Qualifier	Price
Offers in Excess of	£280,000
Land Size	Age of Property
-	-
Year Built	New Home
-	No

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# Property Features

29 Rigley Potts Park, Hindley Green, Wigan, Lancashire, WN2 4UN

## Feature 1

3 Bedrooms

## Feature 2

Cul De Sac Location

## Feature 3

Downstairs W.c

## Feature 4

Open Aspect Views

## Feature 5

Off Road Parking

## Feature 6

Integral Garage

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## **Rigley Potts Park, Hindley Green, Wigan, Lancashire, WN2 4UN**

Modern three bedroom detached property which was built as an Eco house two years ago. The property occupies an enviable plot within a cul de sac location plus open aspect views over a park area. Entrance hall. Sitting Room. Stunning open plan Kitchen Dining Room. Downstairs Cloakroom. Three First floor Bedrooms. Master Ensuite. Family Bathroom. Gardens front and rear. Off Road Parking and an Integral single garage.

### ACCOMMODATION

Front door leading to:

### ENTRANCE HALL

Stairs rising to the first floor. Radiator. Karndean flooring. Door to the:

### LOUNGE 171(Into Bay) X 107

Double glazed walk in bay window to the front. Radiator. TV point. Understairs storage cupboard. Karndean flooring.

### KITCHEN DINING ROOM 176 X 141

Double glazed French doors to the rear that open to the enclosed rear gardens. Double glazed units sit either side of the French doors. Double glazed sky light windows with remote control blinds. Radiator. This stunning modern kitchen dining room comprises a one and a half stainless steel sink drainer unit, range of wall and floor mounted units, work surfaces with cupboards and drawers below. Pull out larder cupboard. Built in five ring gas hob and extractor with a separate eye level double oven. Integrated fridge, freezer and dishwasher. TV point. Inset spotlighting. Karndean flooring. Double doors open to a useful 62 x 31 utility/storage cupboard which has power, lighting plus space for washing machine and a fridge/freezer. Open to:

### INNER HALL

Double glazed external door to the rear opens to the enclosed rear gardens. Access from

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the inner hall to the downstairs cloakroom and to the integral single garage.

## DOWNSTAIRS CLOAKROOM/W.C

Double glazed window to the rear. Radiator. This modern cloakroom comprises a white low level w.c and a wash hand unit. Karndean flooring.

## FIRST FLOOR

Landing with access to all three bedrooms and a family bathroom. Built in storage cupboard which houses the wall mounted gas combination boiler.

## BEDROOM ONE – 107(+Robes) x 101(Extd to 139)

Double glazed window to the front. Radiator. Fitted double wardrobe with sliding mirror doors. TV point. Door to:

## ENSUITE SHOWER ROOM

Double glazed window to the side. Stainless steel towel radiator. This modern ensuite comprises a white low w.c, corner wash hand unit and a walk in double shower enclosure which has a mixer shower within. Part tiled walls. Inset spotlighting. Karndean flooring.

## BEDROOM TWO 112(Bk of Robes) x 93

Double glazed window to the front. Radiator. Fitted double wardrobes with sliding mirror doors.

## BEDROOM THREE 105 X 82(Bk of Robes)

Double glazed window to the rear. Radiator. Fitted wardrobes with sliding mirror doors.

## FAMILY BATHROOM 95 X 64

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Double glazed window to the rear. Stainless steel towel radiator. This modern bathroom comprises a white low level w.c, wall mounted wash hand vanity unit and a panelled bath. In addition there is a separate corner shower enclosure which has a mixer shower within. Inset spotlighting. Part tiled walls. Karndean flooring.

## OUTSIDE FRONT

This property has an enclosed lawn section with open views to the front.

## PARKING AND GARAGE

There is off road parking for two vehicles side by side in front of the property. An integral garage has an up and over door, power and lighting plus internal access to the property.

## OUTSIDE REAR

Enclosed patio and lawn sections. Outside lighting and sockets. Fence panel surround with gated side access.