



4 Martins Court, Hindley

Wigan

In Excess of £440,000



Martins Court

Hindley, Wigan

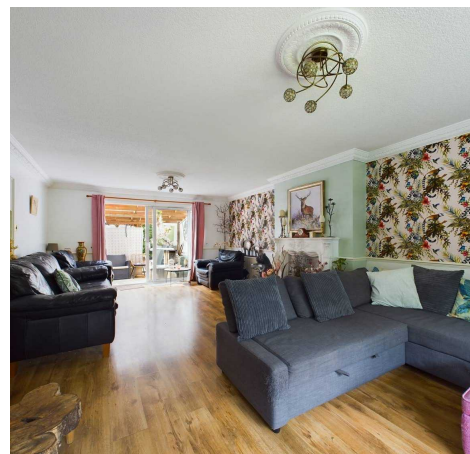
Deceptively spacious 4-bed detached house in tranquil cul-de-sac setting. Two reception rooms, modern kitchen/diner, utility room, en-suite master bedroom, private garden with March Brook views, ample parking. Ideal blend of comfort and style in sought-after location. Council Tax band: E

Tenure: Freehold

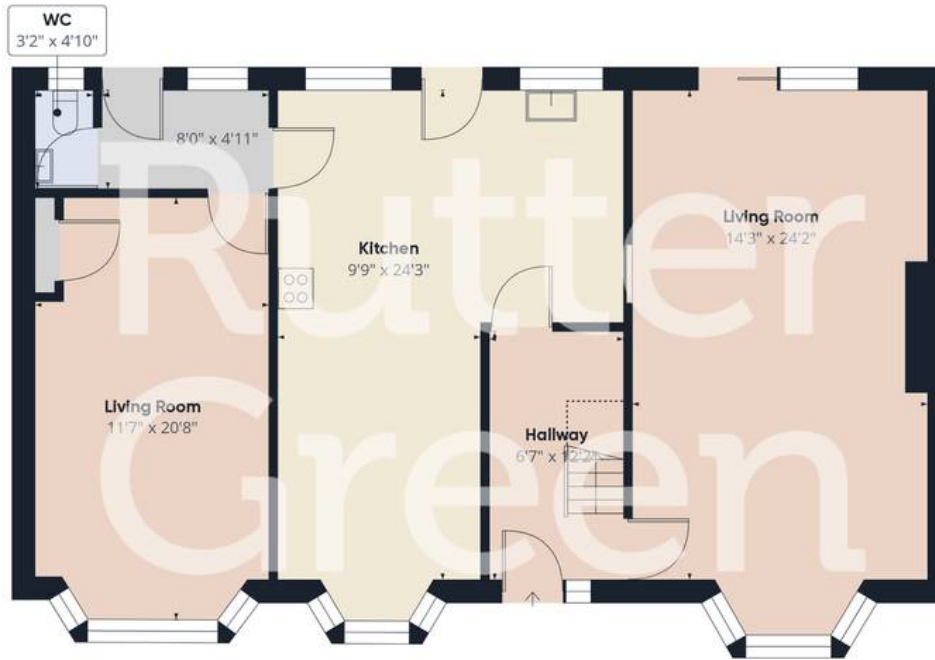
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

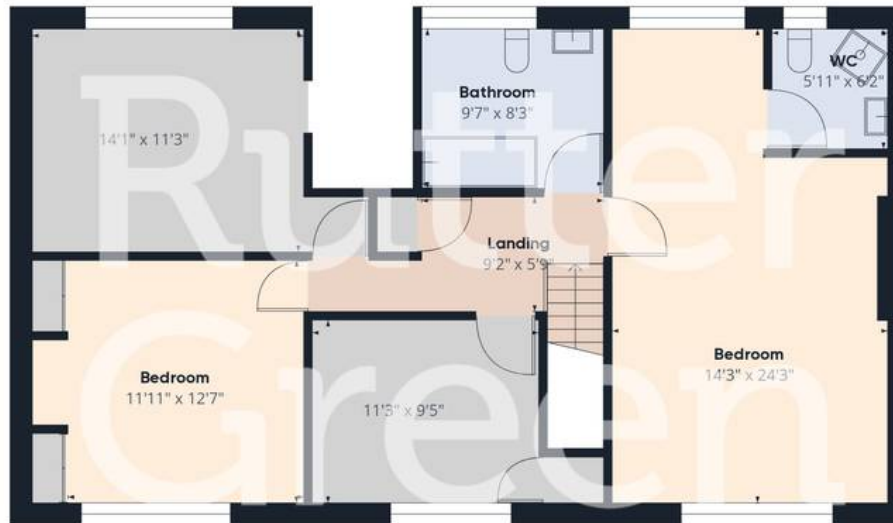
- Deceptively Large 4 Bedroom Detached Home For Sale
- Two Reception Rooms
- Beautiful Private Garden Overlooking Golf Course
- En-Suite to Master Bedroom
- 4 Double Bedrooms
- Utility Room
- Large Kitchen/Diner
- Private Cul-De-Sac Location
- Large Driveway
- Perfect Family Home







Floor 0



Floor 1

Approximate total area⁽¹⁾

2007.25 ft²

Reduced headroom

14.75 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Rutter Green

64 Kenyon Road, Wigan - WN1 2DQ

01942 367915 • hello@ruttergreen.co.uk • www.ruttergreen.co.uk/



Disclaimer

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with Wigan Council.