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## 6 St. Matthews Close, Highfield, Wigan, Lancashire, WN3 6BU

**£260,000**

A fabulous opportunity to purchase a beautifully presented Detached House that has been fully refurbished and is ready to move into with no onward chain.

The property is situated in an exclusive cul de sac of detached houses in the heart of Highfield, a short walk to the Primary School and to Pemberton railway station.

There is central heating and double glazing and the accommodation briefly comprises; entrance porch, open plan lounge with log burner and stairs to the first floor, superb family kitchen fitted to a high standard with quality units, integrated appliances and oak worktops and matching island breakfast bar, bi-fold patio door which opens up to the garden and quality fitted utility room and cloakroom.

To the first floor there are three good sized bedrooms and a luxury bathroom with free standing bath and shower enclosure. To the outside there is a lawned garden and double width driveway to the front, an integral garage, whilst to the rear there is a private south-westerly facing rear garden.

This really is an exceptional house located in a desirable non estate cul de sac and finished to show room standards, early viewings are essential, there is no onward chain and no stamp duty if you act quickly.

## 6 St. Matthews Close, Highfield, Wigan, Lancashire, WN3 6BU

### \* Ground Floor \*

#### Entrance Porch

With double glazed entrance door and window, wooden floor and cloaks cupboard.

#### Open Plan Hall

With wood flooring, door to the garage and stairs to the first floor with cupboards underneath.

#### Lounge

**14'5 x 11'11 (4.39m x 3.63m)**

With double glazed bay window, fire place with log burner and central heating radiator.

#### Family Kitchen

**21' x 10' (6.40m x 3.05m)**

A fabulous room with bi-fold patio doors opening onto the gardens, re-fitted to a high standard with grey wall and base units, oak worktops and island breakfast bar, integrated eye-level oven and microwave, fridge freezer and Belfast sink.

Two column radiators and 'Travatine' tiled floor.

#### Utility Room

**7'8 x 5'6 (2.34m x 1.68m)**

With double glazed window and external door, matching grey wall and base units, 'Corian' style worktop and sink unit, 'travatine' tiled floor and column radiator.

#### Cloakroom

Beautifully fitted with vanity wash basin, low level W.C, period style radiator and 'Travatine' tiled floor.

### \* First Floor \*

#### Landing

With oak balustrade, double glazed window to the side and loft access.

#### Three Bedrooms as follows;

##### Bedroom One

**11'10 x 11'6 (3.61m x 3.51m)**

With double glazed window to the front and central heating radiator.

##### Bedroom Two

**10' x 8'6 (3.05m x 2.59m)**

With double glazed window to the rear, central heating radiator and quality fitted wardrobes to one wall.

##### Bedroom Three

**9' x 8'6 (2.74m x 2.59m)**

With double glazed window to the front, central heating radiator and fitted wardrobe and matching chest of drawers.

#### Luxury Bathroom

With double glazed window to the side and rear, fitted with slipper bath, shower enclosure, wash basin and low level W.C. Tiled floor, tiled and panelled relief to the walls and period style radiator / heated towel rail.

#### Outside

Lawned gardens to the front, double width driveway and integral garage. Private rear gardens laid to lawn which enjoys a south-westerly facing aspect.



