



Smiths Lane, Hindley Green

Wigan, WN2 4XS

In Excess of £299,950

Smiths Lane

Hindley Green, Wigan WN2 4XS

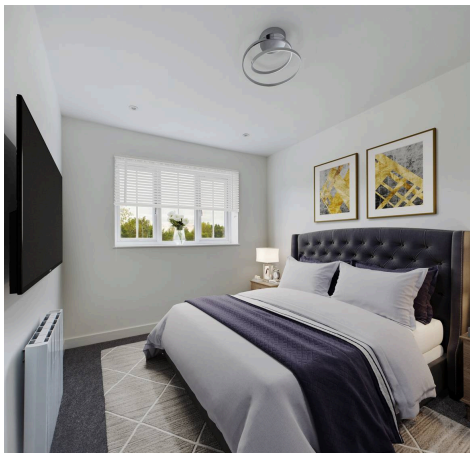
Last Plot Remaining

Stunning 4 bed detached new build in sought-after location. Modern luxury living with spacious rooms, stylish kitchen, en-suite master bedroom, well-maintained garden, ample parking. Ideal for families seeking contemporary elegance and convenience in prestigious neighbourhood.

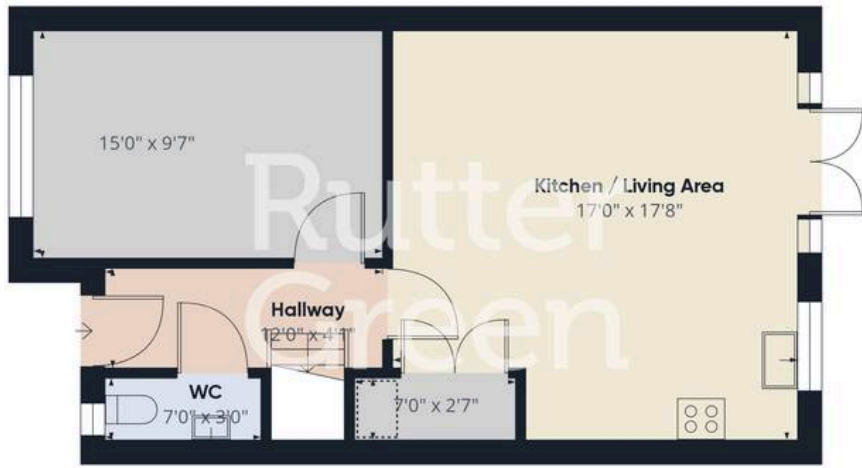
Council Tax band: C

Tenure: Freehold

- Four Bedroom Detached With Garage
- New Build
- Master Bedroom With En-suite
- Luxury Kitchen/Family Room
- Modern Family Bathroom
- Ground Floor WC
- Generous Sized Bedrooms
- Situated In Sough After Area
- Garden To Rear
- Driveway & Garage



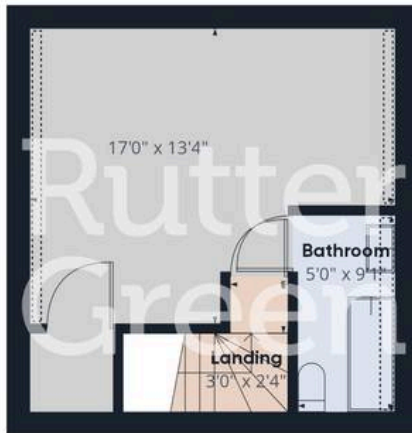




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1191.46 ft²

Reduced headroom

22.07 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360



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.