



Tree View 10 St. Malo Road
Wigan, WN1 2PN
£525,000

6 2 2 D

Tree View 10 St. Malo Road, Wigan, WN1 2PN

Located on the charming St. Malo Road in Wigan, this magnificent Edwardian detached house offers a splendid blend of classic elegance and modern convenience. With four/five spacious bedrooms, this property is perfect for families seeking ample living space. The self-contained basement apartment adds versatility, making it ideal for guests or as a private retreat.

Upon entering, you are greeted by two large reception rooms that provide a warm and inviting atmosphere, perfect for entertaining or relaxing with loved ones. The property boasts a generous kitchen complete with a breakfast bar, ideal for casual dining. The large chimney breast area would accommodate a Range cooker. Additionally, a utility/laundry room enhances practicality, ensuring that daily chores are easily managed.

The house features two well-appointed bathrooms, including a convenient downstairs shower room, catering to the needs of a busy household. The conservatory offers a delightful space to enjoy the garden views, while the private enclosed courtyard provides a tranquil outdoor area for relaxation.

For those who enjoy the outdoors, the property is conveniently located near picturesque Haigh Woodland Park, Haigh Golf Course and Haigh Adventure Park. There are acres of beautiful country walks, and cycling routes. Furthermore, with parking available for one vehicle and a garage, you will find ample space for your transportation needs. The property is also well-positioned close to all local amenities and motorway links, ensuring that you are never far from essential services and travel routes. The property is only a short walk into Wigan Town Centre which is being re-developed to include food halls and a cinema.

This stunning Edwardian home is a rare find, combining character, space, and convenience in a desirable location. It is also in the catchment area for Woodfield Primary School. It is an opportunity not to be missed for those seeking a family home with charm and practicality.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.