

## 2 Pickthorn Close, Platt Bridge

£260,000 Leasehold

Four-bedroom detached house with versatile living spaces. • Paved parking for multiple vehicles. • Open-plan lounge, dining room, and breakfast kitchen with large oven and breakfast bar. • Conservatory with glass roof, separate utility, and office. • Ground-floor bedroom (currently used as study). • Garden with lawn, near shops, woods, and canal walks. • Leasehold. • Council tax Band D. • EPC B.



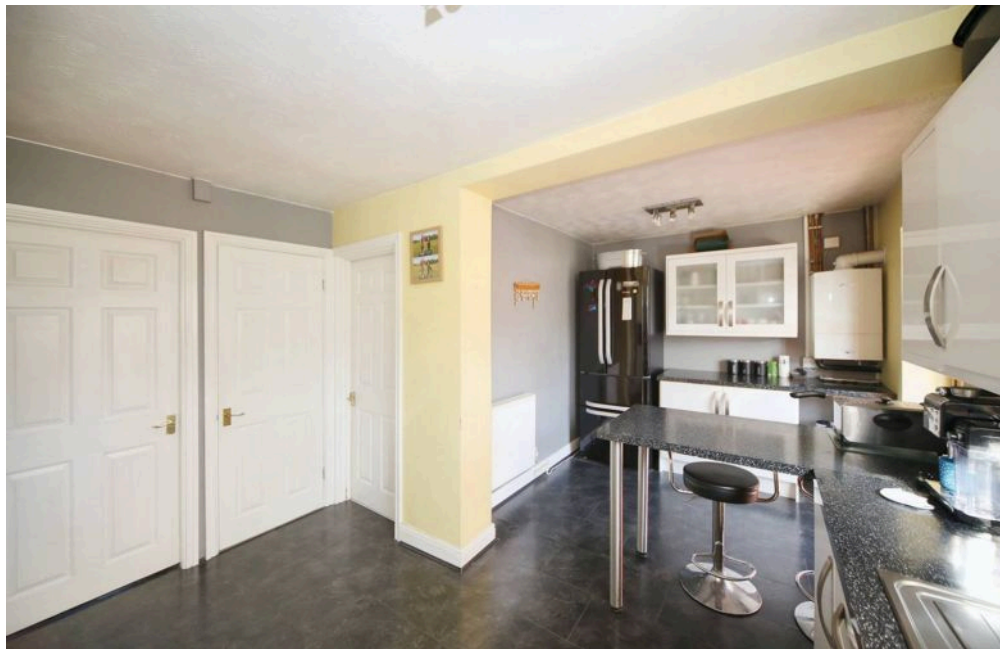
Immaculate 4-bed detached house in Platt Bridge. Generous driveway, spacious interiors, breakfast kitchen, conservatory, garden. Ideal family home with versatile living spaces and close to local amenities.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: G



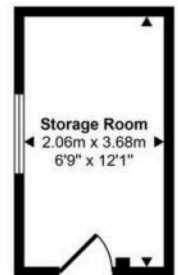
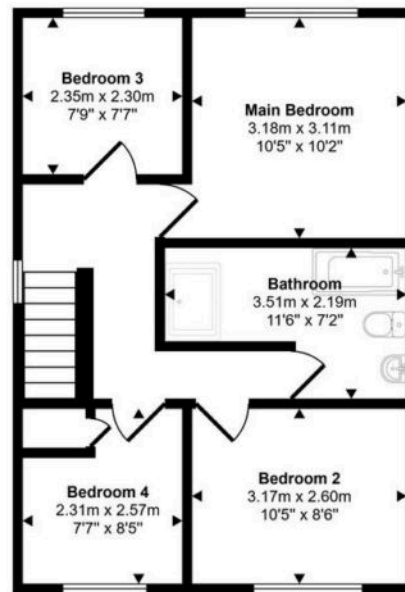
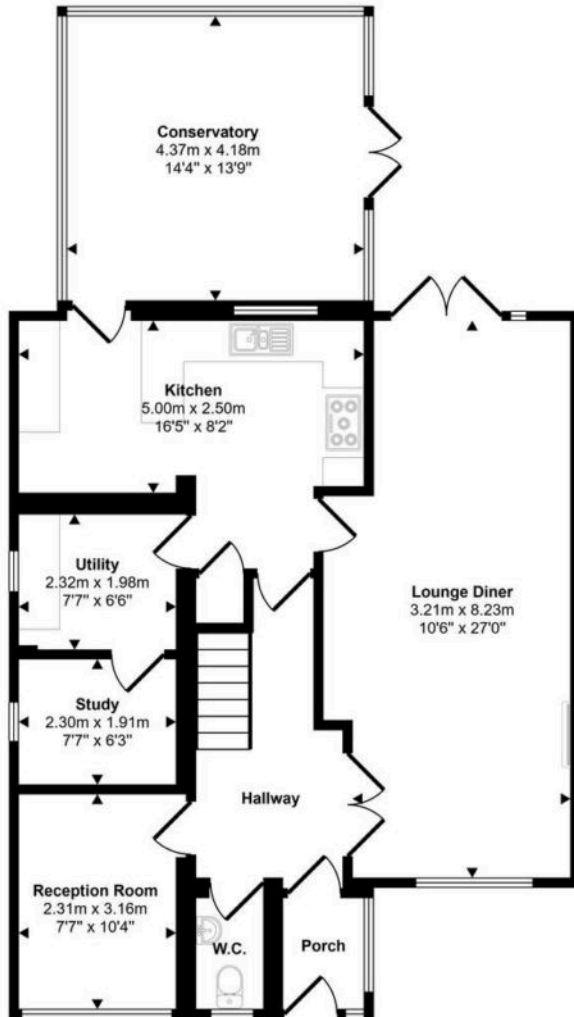
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Approx Gross Internal Area  
151 sq m / 1626 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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