



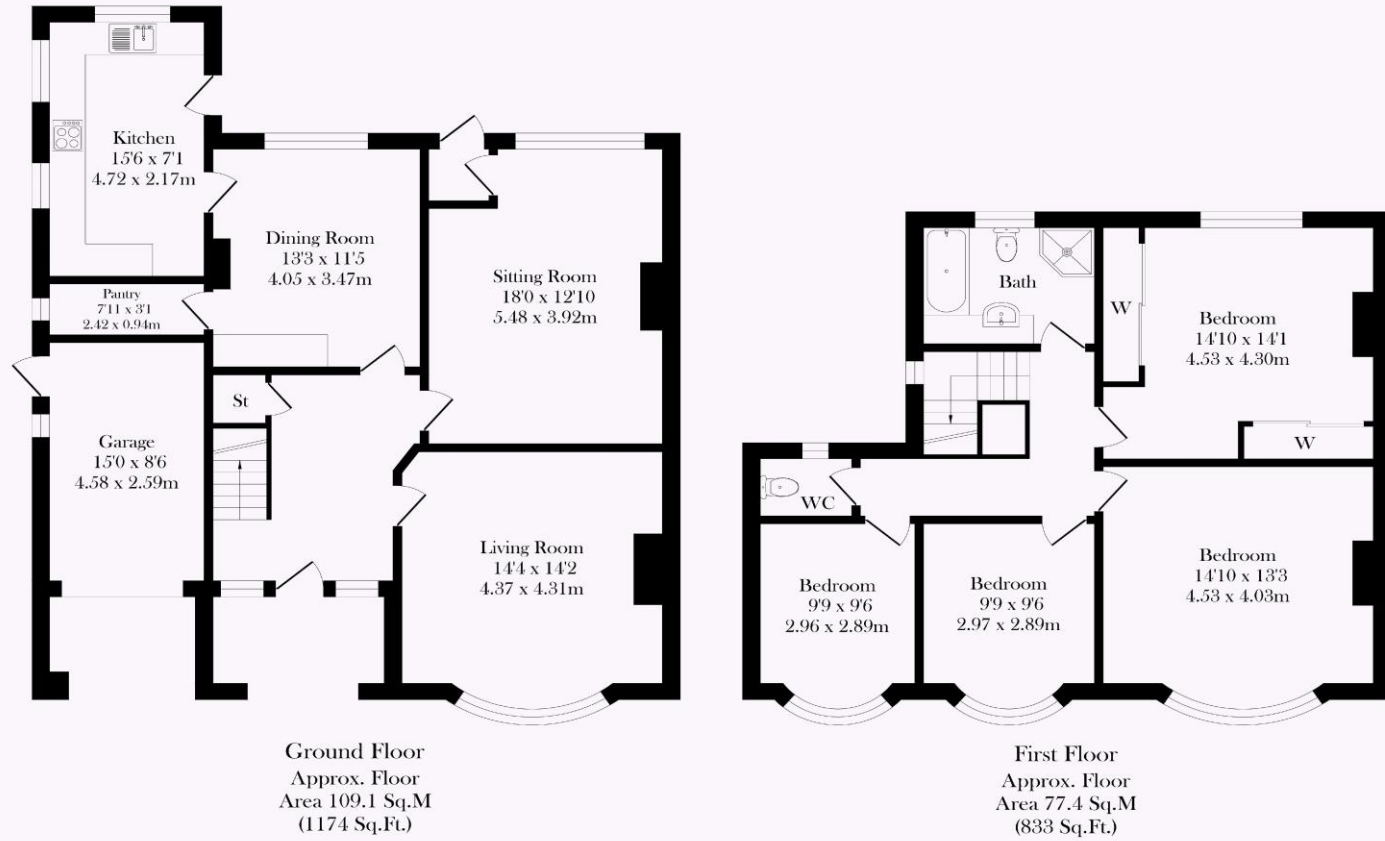
TRACY PHILLIPS

Estates



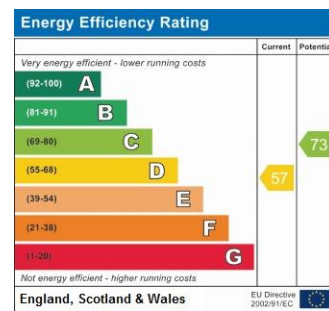
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Total Approx. Floor Area 186.5 Sq.M. (2007 Sq.Ft.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



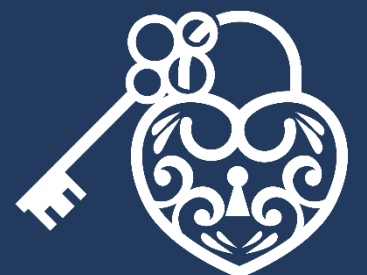
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Asking Price: £525,000

Wigan Lane, Wigan



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A handsome double-fronted period four bed detached residence, which is brimming with personality, character and charm. This quite delightful home retains many of the period features of the original home, yet with modern touches ensuring the old and the new blend seamlessly together. Located equidistant between the bustling town centre of Wigan and the thriving village of Standish, the property is situated on the very prestigious Wigan Lane, widely acknowledged as one of the finest residential addresses in the area, and a stone's throw from the Royal Albert Edward Infirmary. The desirable village of Standish provides a host of local shops and amenities, including a post office, flagship restaurants and supermarkets, whilst in the other direction there are small cafes and bars, the beautiful Haigh Country Estate offering 250 acres of countryside, and some of the area's most renowned and outstanding schools, with close proximity to the M6 motorway ensuring major commercial centres such as Manchester, Liverpool and Preston are within a reasonable commute.

The internal accommodation extends to in excess of an impressive 2000 square feet, with living spaces arranged over two floors and character features abound, such as traditional fireplaces, exposed floorboards and wood panelling, with the feeling of tradition apparent from the first step across the threshold via the entrance porch and into the rather grand reception hallway, complete with a fabulous mistral staircase to the first floor. The accommodation continues into the first reception room, whilst there is a lovely cosy ambience, which is the hallmark of this home, aided in no small part by the feature open fireplace and alcove built-in cabinetry. To the rear of the home there is an additional sitting room, filled with light via the large windows overlooking the rear garden and also provides direct access to the rear garden. A pretty morning room, again filled with light due to its sunny aspect, offers a walk-in pantry, ideal for storage and also offers access into the kitchen. The kitchen is fitted with a range of wooden wall and base units and accommodates all the usual appliances with direct access into the lovely rear garden and patio terrace.

The first floor reveals a characterful landing, with the original balustrade and wraps around to lead to all of the home's four bedrooms, family bathroom and additional w.c. There are four bedrooms, with the master offering fitted wardrobes and views over the rear garden. The main family bathroom is also located on this floor and is fitted with a four-piece suite in classic white, comprising of a WC, vanity wash basin, panelled bath and separate shower cubicle.

Externally, the property occupies a pretty plot with lovely private gardens, including an ample flagged driveway which provides plentiful off-road parking facilities, as well as access to the integral single garage. The rear garden is a particular treat, being of an excellent size and affording a good degree of privacy via the mature backdrop. The stylish garden complements the home completely with its tasteful planting and has a quintessentially English Country Garden feel. There are also additional brick-built garden stores.

This is a rare opportunity to acquire a truly stunning home in a fabulous location, and we would strongly advise an early internal inspection to appreciate all that it has to offer.

