



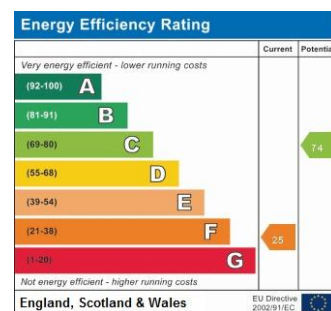
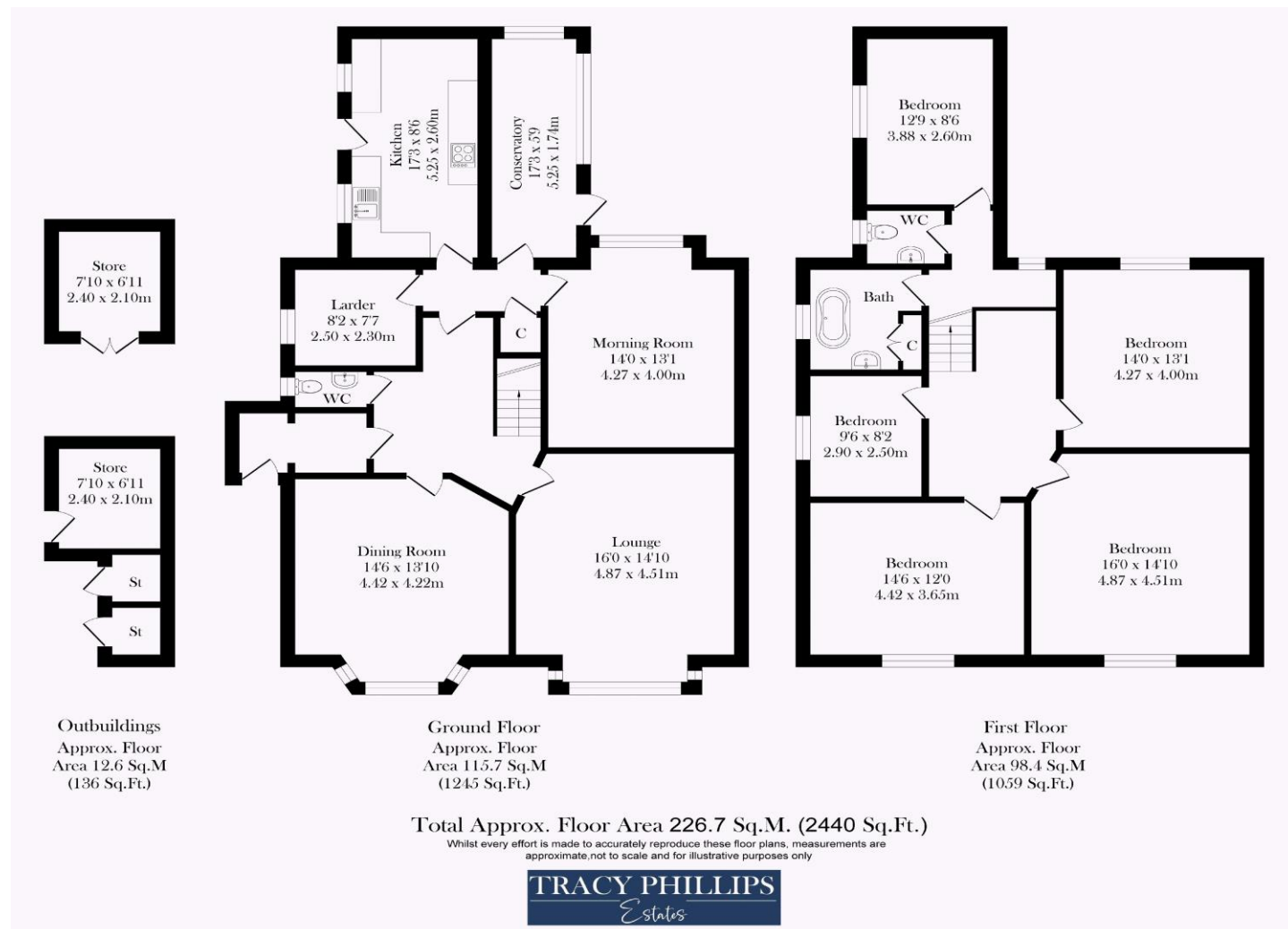
# TRACY PHILLIPS

## Estates



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Offers in Excess of £375,000

Spencer Road, Wigan



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Tracy Phillips Estates are proud to have the opportunity to offer this distinguished handsome Victorian residence. Having been understood to only have four owners during its lifetime, this incredible home is now looking to find its new keeper. Ideally a client who understands an older property and wants to maintain the integrity of this beautiful old building yet who would also be happy to love the features and give it some modern home comforts. Occupying a delightful position along this highly sought-after road with the rear garden leading down to the beautiful Whitley Mere, Mansfield simply brims with charm and character from a bygone era enchanting the heart from the moment one gazes upon its red brick exterior. Originally believed to date back to 1898, the home oozes with personality and space with accommodation extending to in excess of 2.400 square feet and arranged around a stunning central and original hallway. The property is situated on the edge of the sought-after area of Whitley, close to not only the town centre but the beautiful Haigh Country Estate which offers over 250 acres of rural walks and woodlands, Mesnes Park and Wigan town centre with a host of shops and amenities, as well as excellent schools and transport links via the M6 and M61 motorways, proving that having the balance between a peaceful life and excellent commuter links is possible.

As soon as one steps into the impressive entrance hallway, the feeling of heritage and tradition is evident with a stunning dark wood carved staircase, original mosaic floor tiling and leaded light windows leading from the vestibule. The walls are covered with lincrusta wallpaper and also in situ are the original internal doors and casings. The property benefits from two equally impressive and grand reception rooms at the front of the home one currently used as the sitting room and the other as the dining room. Both rooms feature high ceiling with original panelling, ornate ceiling coving, large sash windows and impressive Victorian fireplaces. Leading from the hallway is a handy ground floor cloakroom and a larder, one of the features that are now reappearing in modern homes, and ideal to store the kitchen items. There is an ample sized morning room featuring views over the rear gardens, original Parquet flooring and a large built-in store cupboard and desk. The ground floor is completed with a traditional kitchen, fitted with wall and base units, stone flagged flooring, the original range cooker and a Belfast sink. The ground floor also has a traditional conservatory, the perfect addition to a home with such lovely garden views and beyond. The first floor offers an incredible five bedrooms (one currently and affectionately known as the library) and the family bathroom. The largest bedrooms are positioned at the front of the home, one below the turreted roof, and both are of an excellent size. Both offer high ceilings, tiled fire surrounds, and large windows with bedroom two offering a bay situated below the turret. The three additional bedrooms are positioned to the side and rear of the home as is the bathroom including a cast iron bath and separate w.c.

Externally, the property rests in an idyllic location, with driveway parking and mature planting, whilst there is a super sized rear garden which leads down to the edge of the Mere, an ideal spot to enjoy the tranquility of such a unique location, safely protected by wrought iron railings, being mainly laid to lawn with mature trees and shrubs to the perimeter. There are two additional brick external stores, ideal for housing the garden equipment. This amazing home does require some love and attention to modernise it but could we believe be one of the most landmark homes in this location.

We would highly recommend a prompt inspection of this fabulous home to avoid disappointment.

