



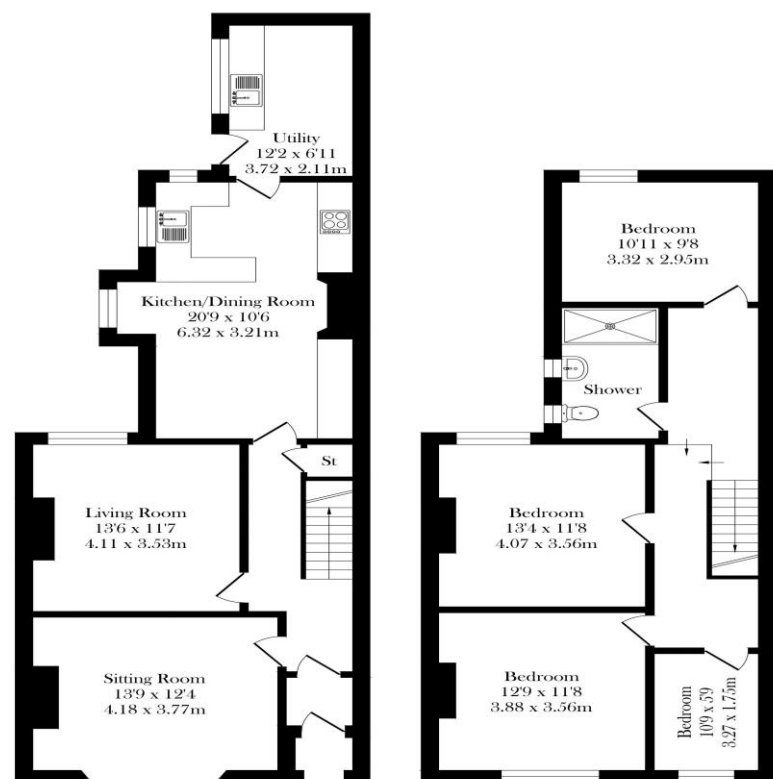
TRACY PHILLIPS

Estates



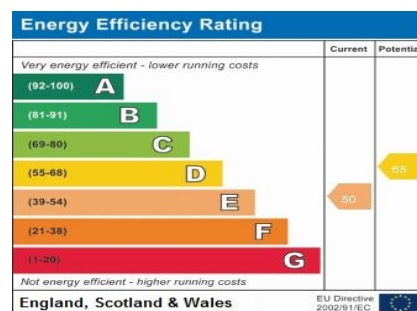
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Total Approx. Floor Area 141.1 Sq.M. (1519 Sq.Ft.)

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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Offers in Excess of £215,000

Park Road, Wigan



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Brimming with character and stunning original period features this fantastic home offers a perfect balance of traditional character and modern facilities. The home has been beautifully styled and presented to a lovely standard and offers an exceptionally generous floor plan extending to an impressive 1519 sq ft. Just as attractive on the outside as it is on the inside, West Cliffe dates to 1893 and is a stone's throw from the pretty and well known Mesnes Park, and within walking distance of the town centre. Constructed with red brick and set behind a gated and walled front garden this lovely home has been completed by the current owners with a flair for design and should be viewed to appreciate it's true beauty.

The accommodation briefly comprises of an original tiled entrance vestibule, perfect for storing logs or wellies and complete with the original tiled entrance floor and walls. The vestibule leads to an impressive hallway with original spindle balustrade and staircase, and access into the ground floor reception rooms. The cosy lounge, complete with wood burning stove, walk-in bay and ceiling coving. The second reception room offers a cosy space at the rear of the home with another open fire, stripped floorboards, window overlooking the courtyard and a built-in storage cupboard. The lovely kitchen has recently been refitted with a Shaker style kitchen offering a super range of fitted units, space for dining and access outside. The units come complete with a peninsular unit, ceramic sink, integrated dishwasher, cooking facilities including a gas hob and extractor hood and space for a freestanding fridge/freezer. Inset lighting and stylish tiling complete the look. There is an additional and spacious utility room, perfect for the laundry facilities and offering excellent additional storage also fitted with a range of units and a second sink. The first floor provides four excellent bedrooms and the family bathroom. All of the bedrooms are a great size with bedroom four currently being used as a perfect home office. The family bathroom is equally tastefully presented with a great suite including a huge walk-in shower, wash hand basin and w.c with subway tiling highlighting the attractive room and two windows filling it with natural light.

The outside spaces of this home are appropriate for a town house with a lovely garden frontage, set behind a wall and to the rear with a beautiful sun filled external courtyard, positioned behind a gate, and perfect for outdoor dining and entertaining. Gravelled beds and stone patios compliment this traditional home. It is also worth mentioning that historically the home enjoyed parking to the rear.

Close to Wigan town centre, with it excellent range of shopping and facilities, this lovely property is also within walking distance to the railway station, ideal for commuting to both Liverpool and Manchester city centres.

Viewings of this simply delightful home are now welcomed via our offices.





