



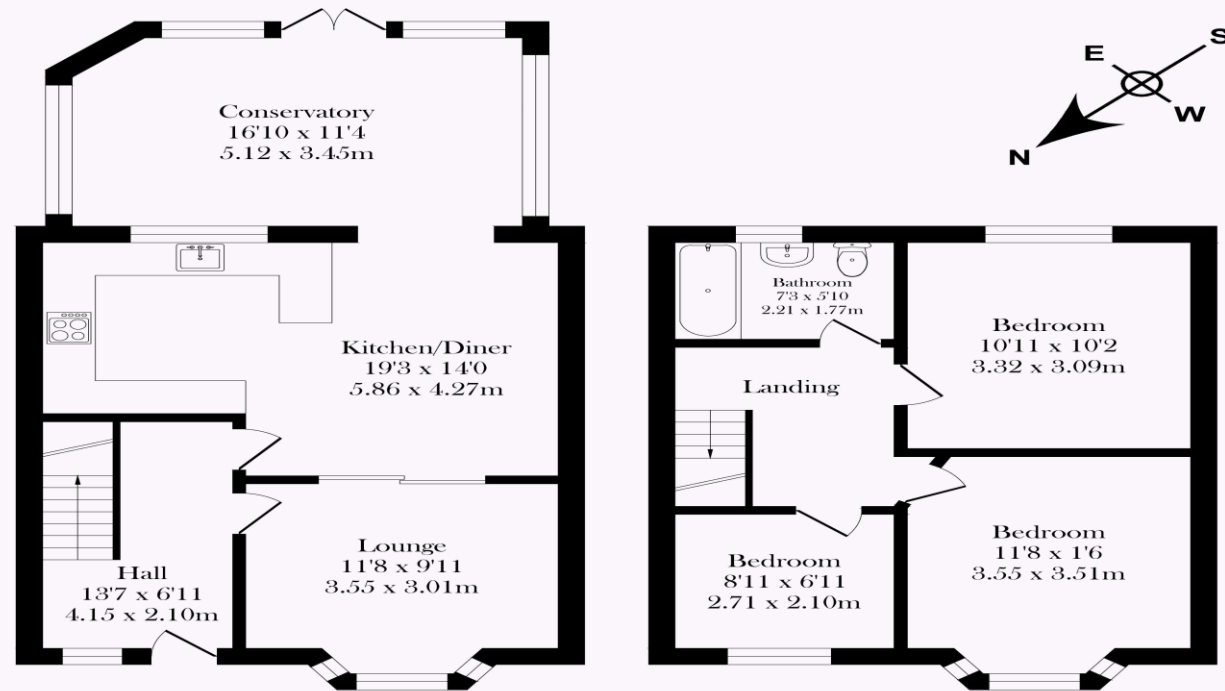
# TRACY PHILLIPS

Estates



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**Ground Floor**  
 Approx. Floor  
 Area 63.1 Sq.M  
 (679 Sq.Ft.)

**First Floor**  
 Approx. Floor  
 Area 44.2 Sq.M  
 (476 Sq.Ft.)

**Total Approx. Floor Area 107.3 Sq.M. (1155 Sq.Ft.)**

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



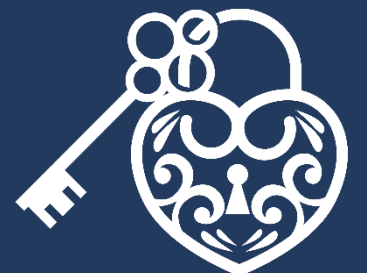
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Asking Price £290,000

Holme Avenue, Wigan WNI 2EW



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A wonderful opportunity to purchase an outstanding home finished to impeccable standards with attention to detail throughout. This stunning family home is situated within walking distance of Mesnes Park and Wigan town centre and offers a flowing floor plan with quality touches at every turn. The present owners have skilfully extended the property and internal inspection is simply a must, revealing accommodation which briefly comprises reception hallway, lounge with a lovely walk-in bay window, a beautiful open family kitchen, three bedrooms and family bathroom.

This beautiful home has been meticulously renovated by the current owners with the result creating a collection of elegant living spaces perfect for the family lifestyle. The home has been completely refurbished to an exceptional standard and has been rewired and replumbed and has benefited from a new kitchen and bathroom, to name just some of the works that have been undertaken. Every feature of the modernisation has been executed to the highest of standards and the careful attention to detail continues throughout with every room enhanced by modern accents that give the traditional rooms an individual style and a contemporary hue.

On entering the property for the first time you are greeted by the impressive reception hallway, with its striking tiled flooring, panelled walls and spindle staircase. The hallway leads through to a stunning light filled lounge with large bay window sitting to the front of the property and featuring tasteful décor and a feature fireplace with electric stove and bespoke fitted shutters. The rear of the home features a stunning open plan kitchen with dining and conservatory. The kitchen which is fitted with a comprehensive and stylish range of wall and base units and is completed with an array of integrated appliances including eye level ovens. This wonderful sociable space caters for all the family needs, and overlooks the rear garden. Beautiful exposed brick and herringbone flooring finish this room perfectly.

The first floor offers three excellent bedrooms, and a superb contemporary family bathroom, finished in white and comprising low flush wc, vanity wash hand basin and bath complete with shower over. Complementary tiling to the walls and floor completes the stylish look in the bathroom whilst panelled walls have been added in the main bedroom along with shutters to the front windows.

Outside, the property benefits a wonderful plot with a private South Easterly garden to the rear, which has been landscaped to include a great sized patio and with synthetic lawn offering easy maintenance. To the front and side there is flagged driveway for parking, and the property is set behind a low red brick wall. Enjoying a superb and popular location, within walking distance of some lovely local eateries and the fabulously restored Mesnes Park and Haigh Country Estate, this attractive traditional home is in ready to move into condition.









