



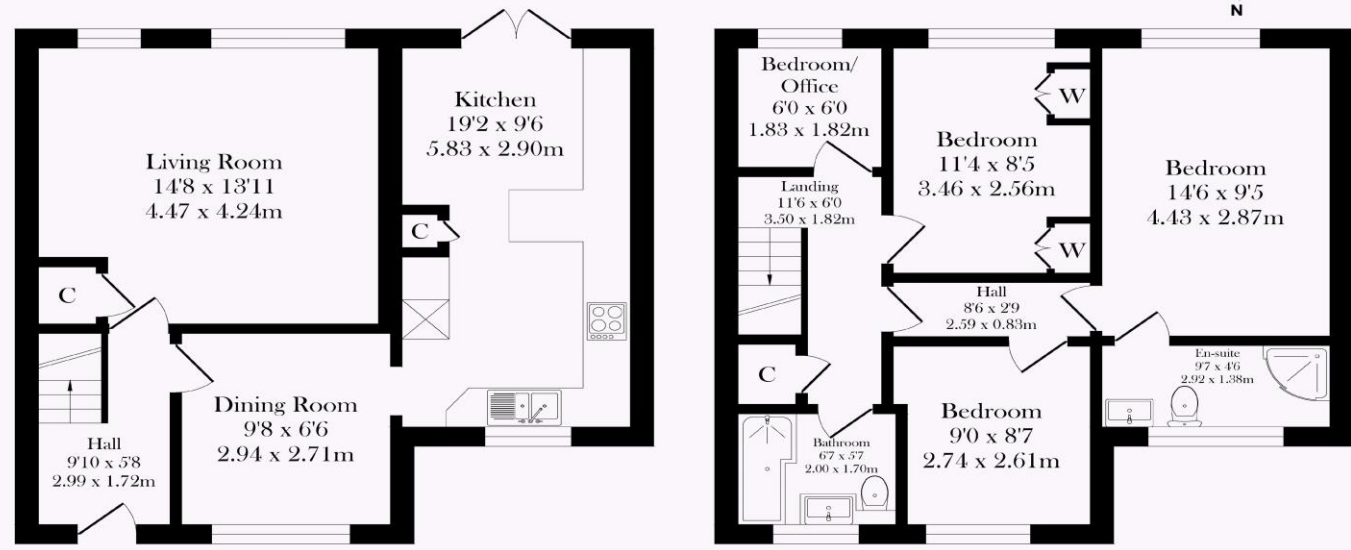
# TRACY PHILLIPS

Estates



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Ground Floor  
Approx. Floor Area 50.5 Sq.M (544 Sq.Ft.)

First Floor  
Approx. Floor Area 50.5 Sq.M (544 Sq.Ft.)

Total Approx. Floor Area 101.0 Sq.M. (1088 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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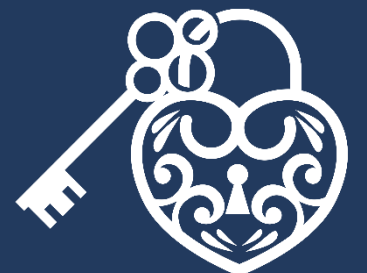
enquiries@tracyphillipsestates.com

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Asking Price: £240,000

Lily Lane, Bamfurlong, Wigan

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This beautifully presented and carefully extended home is an absolute delight and not only benefits from an ample floorplan with space for a family, but a lovely south-facing garden and parking to the rear. Located in a very popular area which is close to facilities and also offering excellent motorway access. The home has been truly loved by the current owners and is in ready to move in to condition.

The accommodation, which extends to approximately 1088 sq ft, briefly comprises a welcoming entrance hallway which leads into the spacious south-facing lounge. This lovely room is filled with natural light and benefits from wood effect flooring, a handy storage cupboard and two windows overlooking the garden. The second reception area is a dedicated dining room which in turn leads in to the extended kitchen, complete with French doors leading to the garden, informal dining via a peninsular and separate sitting area. The well-made kitchen is fitted with an excellent range of wooden wall and base units and includes a gas hob with overhead extractor hood, eye level ovens and space for all of the white goods. There is a further sitting area ideal for when guests are around.

The first floor of the property offers four bedrooms. The smaller of the bedrooms is currently used as an office. The master bedroom extends the full length of the property, includes an excellent range of fitted wardrobes and has the added benefit of a stylish en suite complete with a vanity wash hand basin, corner shower and w.c. Neutral tiling and inset lighting finish this room. The two further double bedrooms also include excellent fitted storage and high levels of presentation.

Externally, this attractive home offers lovely gardens both to the front and rear whilst the rear is south facing and perfect for enjoying the summer months in full sunshine, and is ideal for outdoor dining. There are ample patio areas finished in Indian Stone which border the lawn and also a great storage shed. Off road parking for two-three cars, accessed via a private road, is located at the rear of the property, which also benefits from not being directly overlooked.

Viewings of this lovely bright home are now welcomed.





