



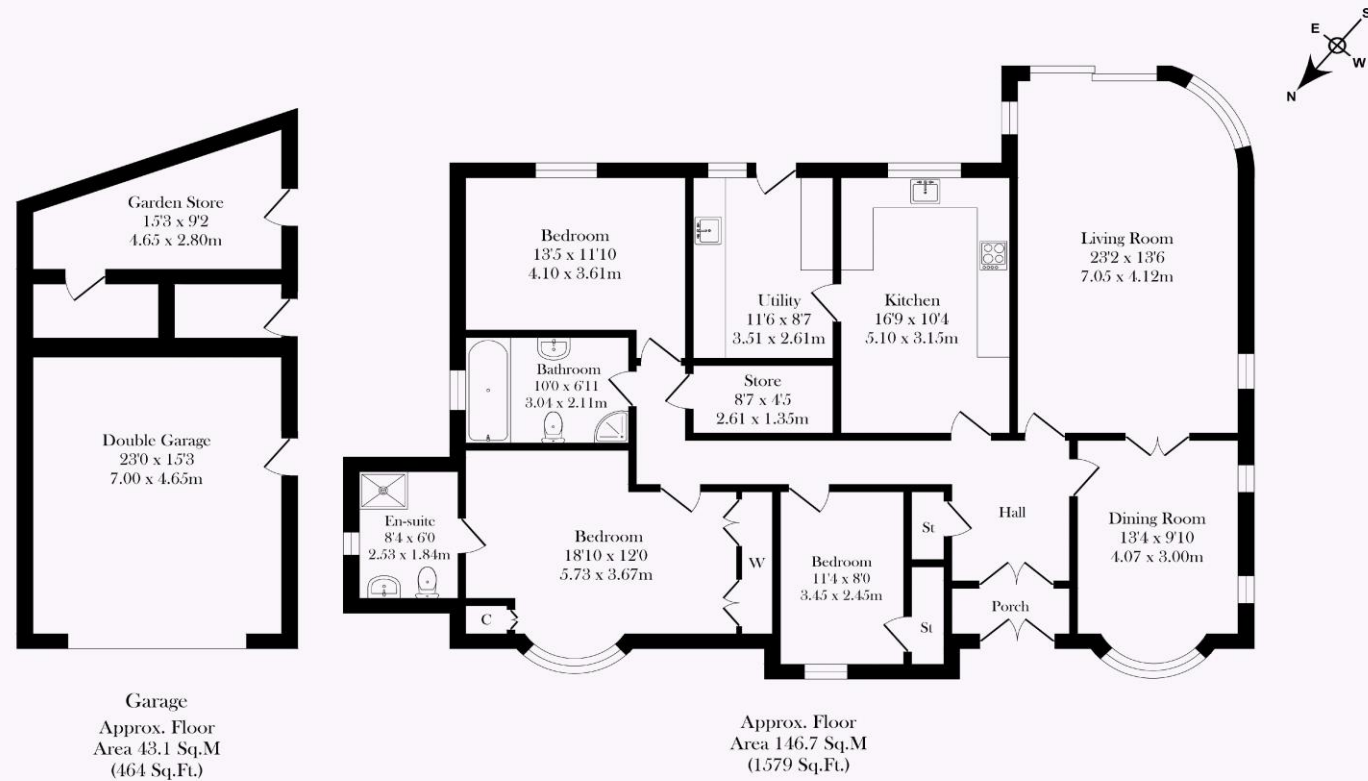
# TRACY PHILLIPS

## Estates



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Total Approx. Floor Area 189.8 Sq.M. (2043 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		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



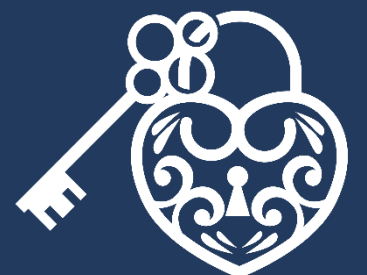
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Offers Over £575,000

Spencer Road, Whitley, Wigan



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This elegant and attractive detached true bungalow, located along one of Whitley's most sought-after lanes, is a fine example of a beautiful home which has been lovingly maintained and cared for by its current owners. Detached true bungalows in this area do not come to the open market often and No 7 Spencer Road is a perfect example of a ready to move in to home. The property rests on a magnificent plot with a drive in drive out driveway, set behind a mature Beech hedge and enjoying a beautiful signature Magnolia tree in its garden.

The bungalow offers an excellent and spacious floor plan, with ample room for family gatherings and perfectly formed accommodation, extending to circa 2043 sq ft. Briefly comprising an impressive arched entrance doorway leading into a vestibule and stunning leaded light doors into the welcoming entrance hallway. The hallway flows through the home and leads to the super lounge, which extends to circa 23' with a bank of windows overlooking the rear garden, and windows to the side of the home filling the room with natural light. An impressive fireplace is at the heart of this room whilst double doors lead into the separate dining room, located at the front of the property and featuring a beautiful arched bay window. The kitchen is positioned at the rear of the property and is fully fitted with a range of units providing enough space for informal dining. Included within the kitchen are integrated eye level ovens, an electric hob with overhead extractor hood, and fridge/freezer. The laundry equipment isn't forgotten either with a dedicated and large utility room offering a further range of fitted units, space for an additional fridge and lots of room for the laundry needs. There is access to the rear garden from this room. The three double bedrooms in this property are all of a good size, perfectly formed, and are well catered for with ample fitted wardrobes, a modern en-suite shower room to the main bedroom and the sizeable family bathroom, also beautifully appointed.

The outside spaces of this home are also as impressive as the interior. The driveway is block paved and is drive in/ drive out leading to parking for several vehicles (rare to find in this area of Whitley). This leads to the detached double garage and additional workshop that are easily accessible from either the front or rear of the home. There are wrap around gardens to all sides which are both private and secure, beautifully tended and include a wealth of mature planting, rockery areas, lawns, designated patio areas and a feature pond.

Whitley is one of the most mature and sought-after areas in Wigan with many features on its doorstep including Haigh Country Estate, cafes, bars and eateries. There are excellent schools within the area, whilst commuters are well catered for by the towns mainline railway station and easy motorway access.

Viewings of this delightful property are now welcomed via our office.





