



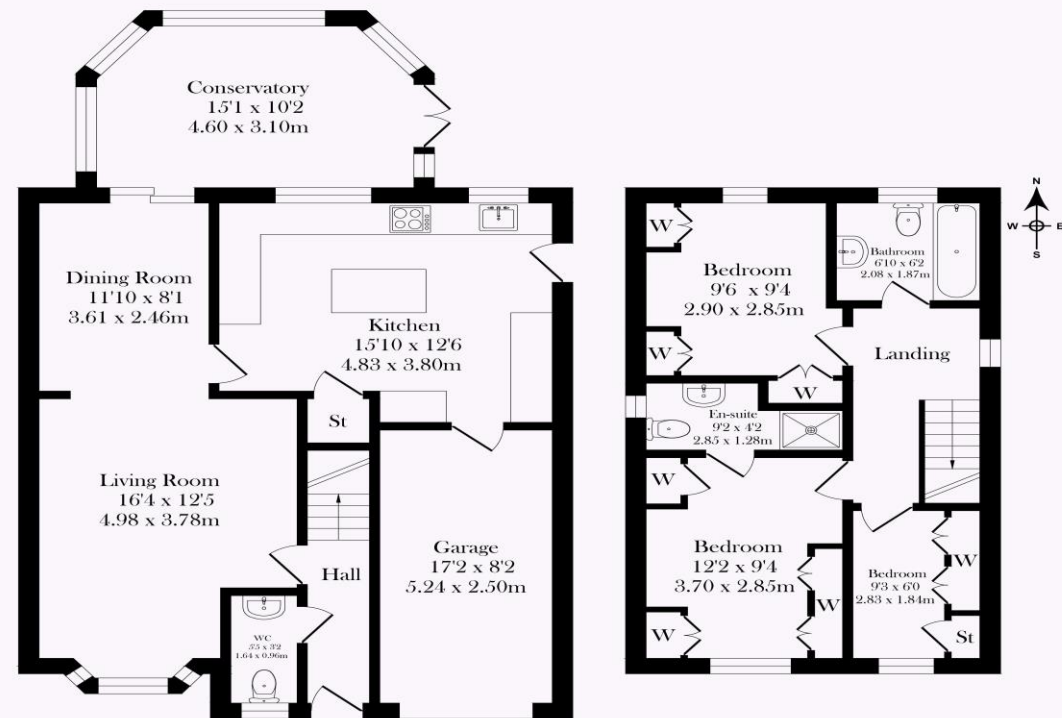
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor Area 84.3 Sq.M (907 Sq.Ft.)

First Floor
Approx. Floor Area 42.3 Sq.M (455 Sq.Ft.)

Total Approx. Floor Area 126.6 Sq.M. (1362 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		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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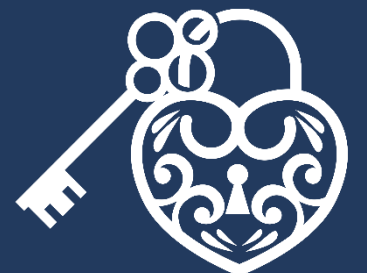
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Asking Price: £295,000

Thistledown Close, Wigan

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Located on this highly desirable yet small and quiet estate in Springfield, this immaculately maintained three bedroom detached home has been lovingly cared for and extended by it's current owners to create a beautiful family home. With a well laid out and thoughtful floor plan extending to approximately 1362 sq ft of organised living space, viewing is highly recommended.

The accommodation briefly comprises an entrance hall with a handy ground floor cloakroom lying off from the hallway. The stairs to the first floor lead from the hall and there is also access to the lovely living room, with attached dining area. The living room features a bay window and is centred around an attractive fireplace with an archway which leads into the dining space. The kitchen has been lovingly appointed to include an excellent range of wall and base units and features a central island with space for informal dining, built-in ovens and microwave, gas hob with feature pan drawers below, and space for a tall fridge/freezer. Inset lighting and wall and floor tiling compliment this room, which also has a built-in storage cupboard and access into the integral garage making it equally very practical. The rear of the home is complimented by a spacious and serene conservatory overlooking the gardens and is ideal for a quiet spot to relax in.

The first floor offers three very well-appointed bedrooms all of which offer amazing in-built storage, making the bedrooms all very practical. The master bedroom also enjoys its own ensuite shower room. An equally well-appointed family bathroom, complimented with a panelled bath, inbuilt wash hand basin with further storage and w.c, completes the first floor.

Externally, the home rests on a lovely plot with a lawned front garden and a large flagged driveway which leads to the attached garage. The rear garden is a quiet haven to enjoy the outdoors and features lawns, peaceful seating areas, raised beds and is private and secure.

This lovely home is located in a quiet yet convenient position with excellent access to many facilities, shops and Wigan Town Centre. All facilities are close by, with Haigh Woodland Park and the pretty Mesnes Park equally accessible.

This delightful property is recommended and welcomed for viewings.





