



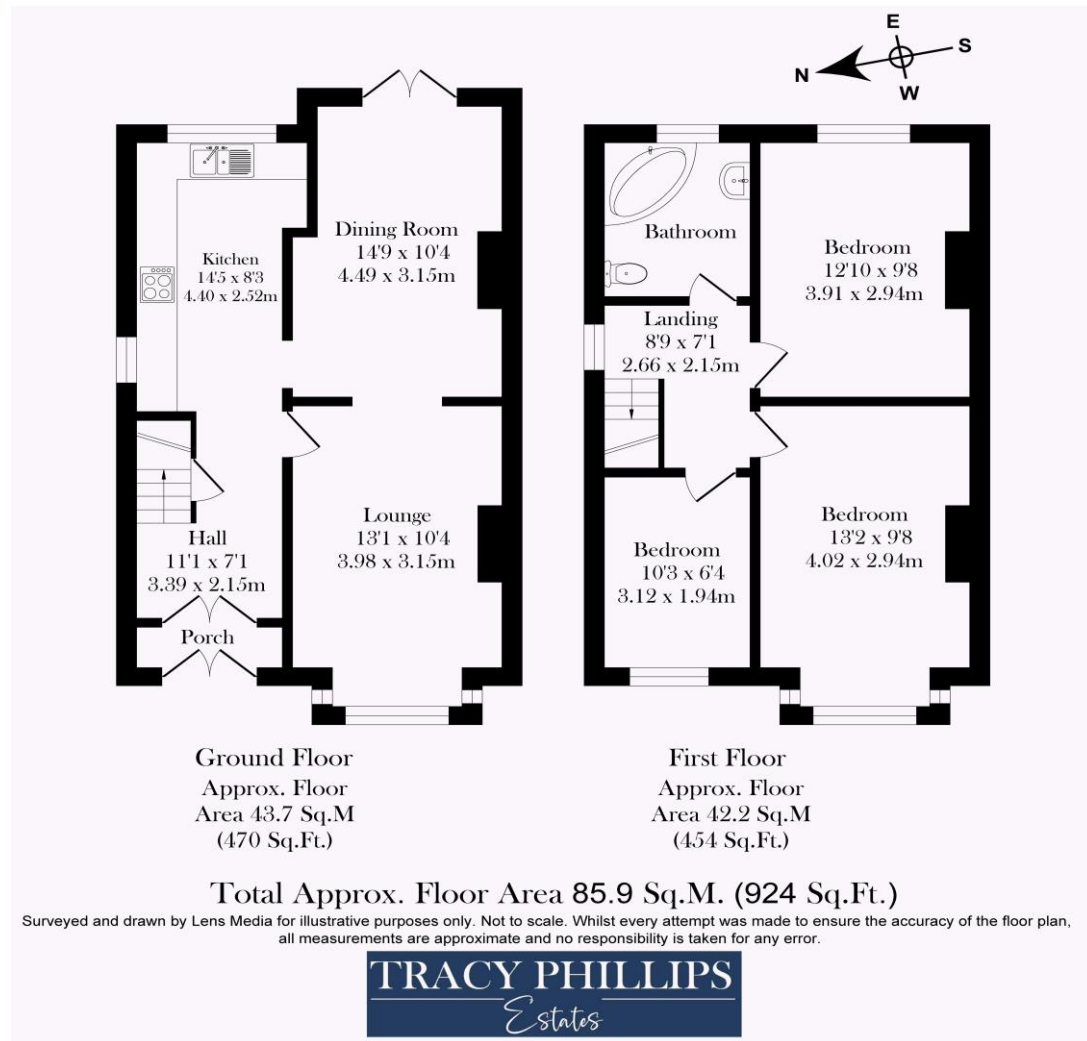
# TRACY PHILLIPS

## Estates



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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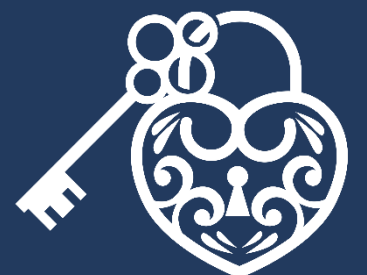
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £145,000

Swan Meadow Road, Wigan

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Located close to Wigan Pier and the canal side, this attractive semi detached home offers a thoughtful open plan ground floor layout, gardens to both the front and rear and three bedrooms. The traditional home has recently benefitted from new windows and doors and is located in a perfect spot for walking in to Wigan town centre.

The accommodation extends to circa 924 sq feet which briefly comprises an enclosed entrance vestibule leading into the hallway with staircase rising to the first floor. The open plan lounge and dining area has both a bay window to the front and French doors leading to the walled rear courtyard and is completed with wooden flooring and a smart stylish fireplace. The kitchen is fitted with a range of cream wall and base units and incorporates an integrated electric oven and gas hob and a sink unit located under the window. The first floor offers three good sized bedrooms (two double and one single) and the family bathroom. This comprises a three piece suite including a corner bath with overhead shower, wash hand basin and w.c. The room is finished with neutral wall and floor tiling.

Externally, the home is set behind a low brick wall, with a flagged front garden and the rear garden is walled and is also flagged for easy maintenance.

The home is located along Swan Meadow Road which is the ideal position for any clients looking for the ability to walk in to both the town centre or alternatively Wigan's two major railway stations giving access to both Manchester and Liverpool, with ease. There are many facilities close by with excellent shops, retail parks and leisure facilities all well catered for.

Viewings for the attractive home are now welcomed.





