



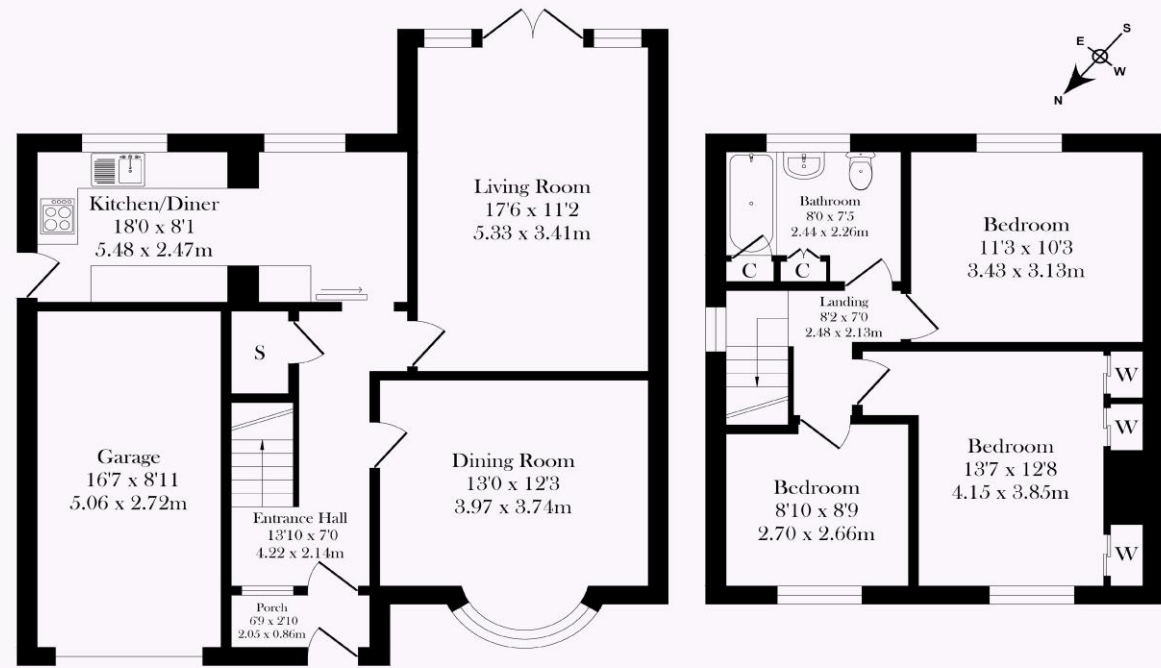
TRACY PHILLIPS

Estates



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Ground Floor
 Approx. Floor
 Area 76.4 Sq.M
 (822 Sq.Ft.)

First Floor
 Approx. Floor
 Area 44.0 Sq.M
 (474 Sq.Ft.)

Total Approx. Floor Area 120.4 Sq.M. (1296 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		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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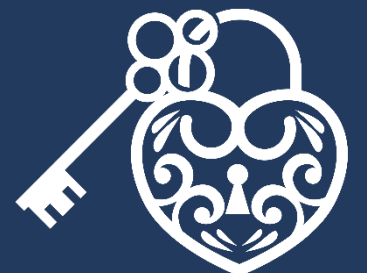
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Asking Price: £350,500

Milton Grove, Whitley, Wigan

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No 13 Milton Grove is quite a special house. Our clients are vintage enthusiasts and have meticulously recreated a vintage home within this attractive traditional semi detached home built in the 1930's era. Every inch of the property has been restored to its original glory, complete with décor and furnishings to match. It is so authentic in its 1930's origins it has even been featured in the National Press. This completely individual home has been tailored to a masterful walk back in time yet with all of the modern touches, care and maintenance needed when restoring a property to it's original former glory, colourful bright, cheery rooms and décor make this home feel loved and very individual.

The property is located in the heart of Whitley in one of Wigan's premier addresses and also benefits from a gorgeous and extensive plot with off road parking and garage (in our clients' case for their vintage vehicles). The accommodation extends to a generous 1296 sq feet and has been extended. Briefly comprising of a beautiful entrance vestibule complete with a door with leaded lights which leads into the open plan hallway. Herringbone flooring sets the scene with a staircase rising to the first floor and leads into the lounge. An original tiled fireplace takes centre stage and a lovely curved bay window fills the room with light. The second reception room overlooks the stunning gardens with this space offering enough room for both dining and relaxing and access outdoors via full length doors finished with colourful leading, making it particularly useful during the summer months. The kitchen has been replaced recently with a sympathetic nod to the style used in the property's original era and includes freestanding appliances, sliding wooden and glazed top cabinets and bright use of colour throughout. There is also ample space for dining. The first floor is just as well appointed. There are three generous bedrooms with the main bedroom featuring a bank of wooden wardrobes and a curved Bay window, whilst bedroom two overlooks the gardens. The family bathroom suite is also a 1930's original with bold colours including a yellow three-piece suite and contrasting blue tiled walls.

Externally, the home rests on a very special plot. There is excellent off-road parking to the front via a flagged driveway which leads to the attached garage. The property is set behind a low red brick wall and wrought iron gates offer both pedestrian and vehicle access. There is a wooden gate leading down the side of the home and to the special rear garden which offers both privacy and space. The garden also enjoys not being overlooked and includes interesting areas all the way through. There are planted mature borders, lawns and several seating areas all accessed via a pathway. It is a gardener's delight.

Location is also a key feature when choosing a home and locations don't get much better than the lovely Milton Grove. Easy access to both Haigh Hall and Mesnes Park are within walking distance as is the centre of Wigan with it's wealth of facilities and easy transport links.

Viewings of this beautiful, very individual and charming home are now recommended.





