



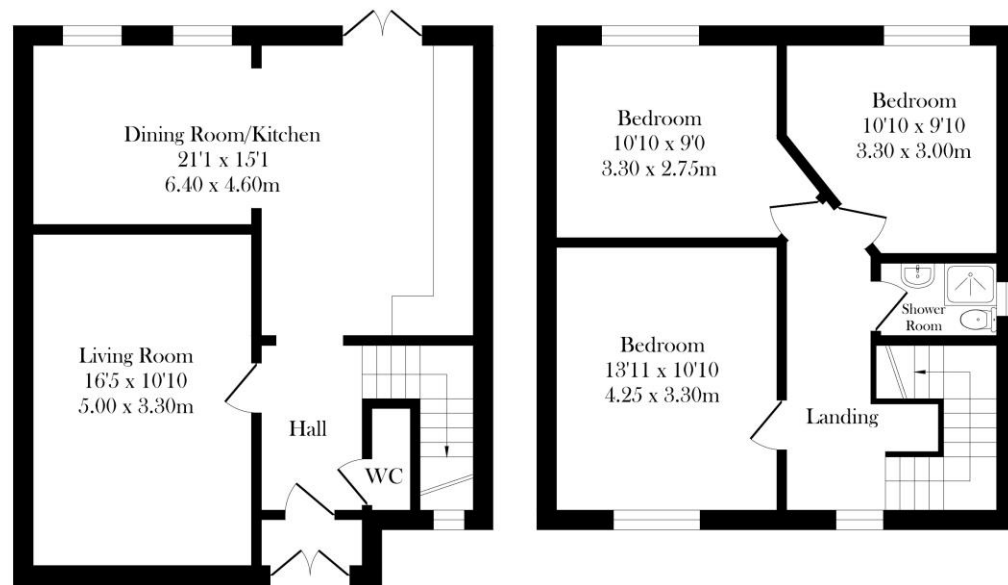
TRACY PHILLIPS

Estates



TRACY PHILLIPS

Estates



Ground Floor
Approx. Floor
Area 50.7 Sq.M
(546 Sq.Ft.)

First Floor
Approx. Floor
Area 46.6 Sq.M
(502 Sq.Ft.)

Total Approx. Floor Area 97.3 Sq.M. (1048 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	60 D	
39-54	E		
21-38	F		
1-20	G		



01257 422228

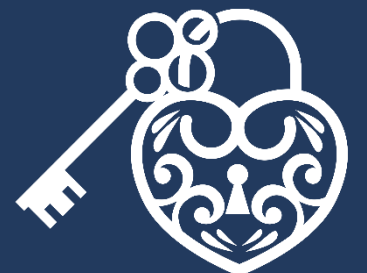
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £220,000

The Avenue, Wigan

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



This charming 1920s home offers a blend of original character and modern features, set in a desirable location with permit parking and a delightful front garden. It also comes with the benefit of having no onward chain.

Entering through the pretty front garden, you are welcomed into a quaint entrance porch with leaded windows that add to the period charm. The hallway, with its original oak banister, leads to a convenient downstairs cloakroom featuring a WC and sink. At the front of the property, the lounge boasts a bay window and a feature gas fireplace, creating a warm and inviting space. The kitchen is fitted with sleek gloss units and features an island with an electric hob and double oven. French doors open out to a lovely garden, filling the space with natural light. The kitchen flows into a dining room/snug at the rear, offering flexibility for family meals or cosy relaxation. To the first floor, the landing leads to the spacious master bedroom at the front, a large double bedroom offering plenty of room for storage and comfort. The second and third bedrooms, both located at the rear, are good-sized doubles, perfect for family or guests. The wet room-style bathroom includes a sink, WC, and heated towel rail.

The rear garden is designed for easy maintenance with artificial turf, a lovely patio area, and raised flower beds, making it a great space for outdoor entertaining. A brick-built outbuilding with electrics offers a fantastic space for use as a home office, hobby room, or additional storage.

This wonderful home combines period charm with modern conveniences, ideal for families or professionals seeking comfort and style in a sought-after location.

