



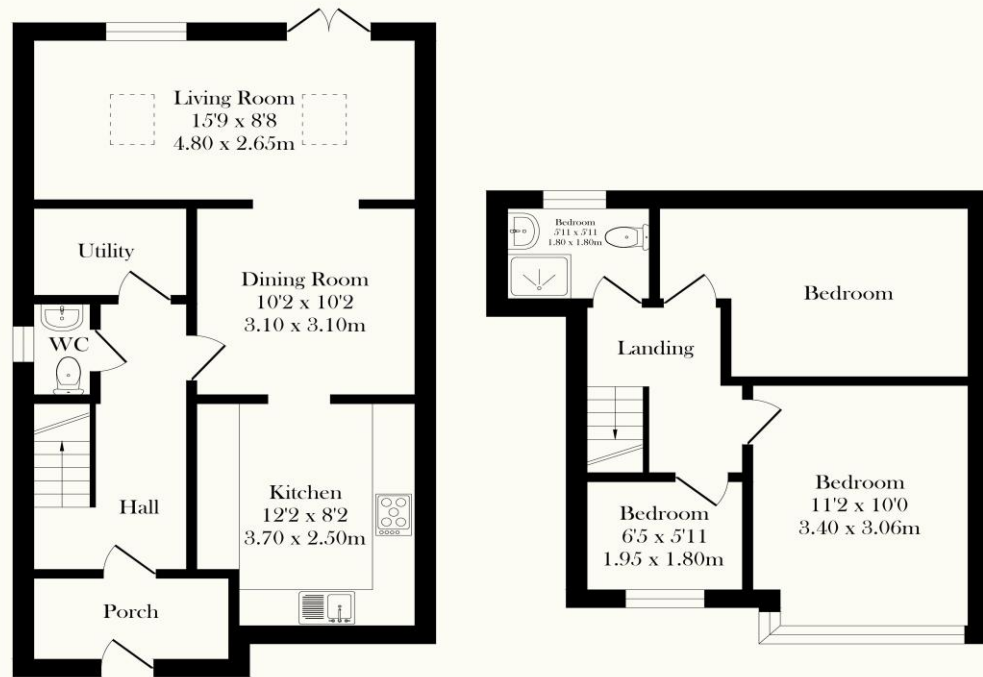
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor Area 54.4 Sq.M (586 Sq.Ft.)

First Floor
Approx. Floor Area 37.7 Sq.M (406 Sq.Ft.)

Total Approx. Floor Area 92.1 Sq.M. (992 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 | | 84 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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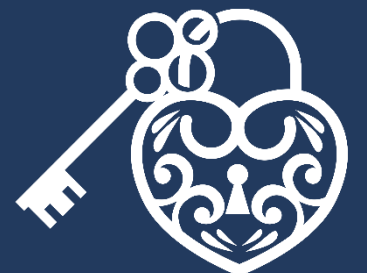
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Offers in Excess of £180,000

Meadow Street, Wigan

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Having very recently undergone a total refurbishment this absolutely beautiful home is a credit to the current owner. The property has benefitted from a total transformation which included new electrics, extension, replastering, heating system and clever reorganisation to now provide a home in ready to move in to condition, located along a quiet street in Wigan and offering excellent easy access to the town. There are lots of extras including a great driveway, also replaced to provide off road parking for a number of vehicles and a super sunny garden which has been landscaped for easy maintenance and even includes it's own cute 'gin bar'.

The property briefly comprises a handy entrance vestibule leading into the main hallway which features a clever laundry room with space for both a washing machine and dryer and off lying ground floor cloakroom. The open plan lounge/kitchen/dining area benefitted from an additional extension, complete with French doors leading to the garden and Velux roof lights. The kitchen is spacious and well appointed with modern units in a classic Shaker style and features a range of integrated appliance including eye level ovens, gas hob, and integrated dishwasher and fridge/freezer and leads into the dining space and is perfect for family gatherings. The first floor offers three stunning bedrooms and a stylish shower room which comprises of a large walk-in double shower cubicle, vanity wash hand basin and w.c. and is finished with neutral tiling.

The outdoor spaces of this home have also been finished with the same attention to detail as the interior. There is a large block paved and flagged driveway offering parking for several vehicles and access down the side of the home to the rear garden which is secured by a gate. The rear garden has also been finished to an impressive and easy maintenance standard providing steps down to the Indian stone flagged patios. At the bottom of the garden, an impressive outdoor garden room has been added complete with insulation and electrics. The current owners utilise it as a 'gin bar' however this space could work just as well for any client looking for a dedicated office or even a teenagers hangout.

Viewings of this gorgeous home are highly recommended and now welcomed.





