



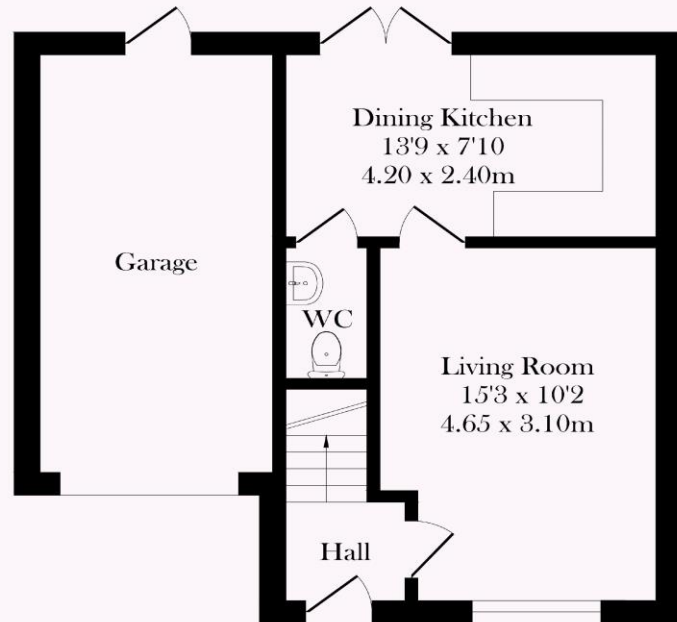
TRACY PHILLIPS

Estates



TRACY PHILLIPS

Estates



Ground Floor
 Approx. Floor
 Area 45.6 Sq.M
 (491 Sq.Ft.)



First Floor
 Approx. Floor
 Area 45.6 Sq.M
 (491 Sq.Ft.)

Total Approx. Floor Area 91.2 Sq.M. (982 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		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



01257 422228

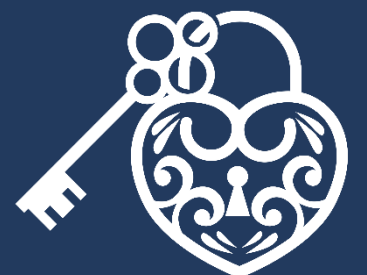
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price £185,000

Colliery Meadow, Wigan WN6 7FY

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.



A fantastic opportunity to acquire this beautifully presented 3-bedroom mid-terrace property, offering excellent access to the thriving town of Wigan.

This tastefully decorated home features a sleek white high-gloss fitted kitchen diner, complete with French doors that open to the rear garden—perfect for hosting guests or enjoying a peaceful evening.

The welcoming living room boasts a modern fireplace, adding a cozy touch to the space.

Upstairs, the accommodation includes two spacious double bedrooms and a third single bedroom, ideal for a growing family or those seeking a home office.

The contemporary principal bathroom offers a clean, fresh feel with its white three-piece suite. Outside, the property benefits from a lawned rear garden and a paved patio, making it perfect for outdoor dining or soaking up the sunshine.

To the front, the home offers ample parking and the convenience of a garage.

Don't miss this opportunity to own a well-maintained property in a sought-after location. It offers a comfortable and convenient lifestyle. Schedule a viewing today to fully appreciate the charm and versatility of this delightful home.



