



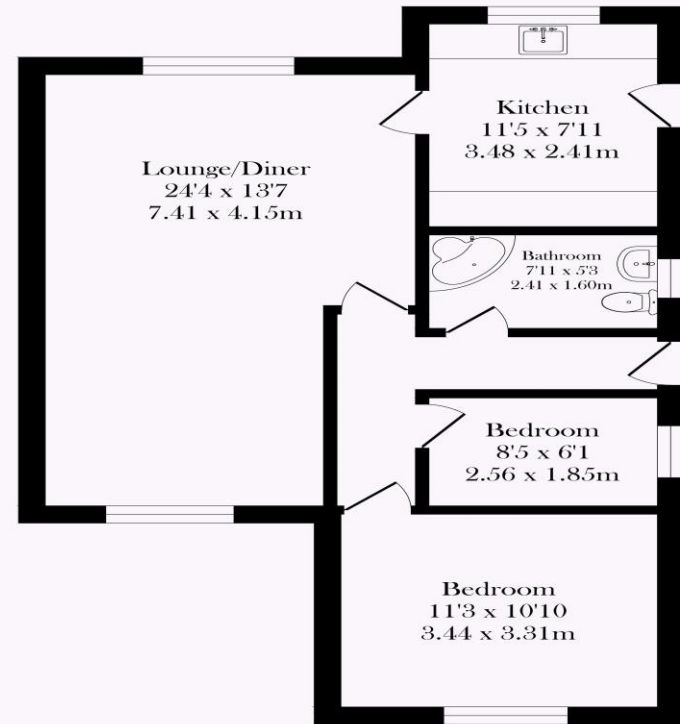
TRACY PHILLIPS

Estates



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Approx. Floor Area 65.3 Sq.M (703 Sq.Ft.)

Total Approx. Floor Area 65.3 Sq.M. (703 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		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Asking Price £165,000

Old Lane, Wigan WN6 8AS

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This charming semi-detached bungalow is situated in the popular area of Shevington Village, offering comfortable living with modern updates and outdoor space.

The property features a driveway for convenient parking and a well-kept front garden, adding to its curb appeal. Upon entering, you are greeted by a welcoming hallway.

The bathroom is equipped with a shower over a corner jacuzzi bath, WC, and sink.

The bungalow has two bedrooms: a spacious master bedroom located at the front of the property, and a smaller single bedroom that would make an ideal study.

The large lounge dining room benefits from dual-aspect windows, allowing plenty of natural light to fill the room, creating a bright and airy space.

The kitchen is a good size and features fitted units, with a door that leads out to the rear garden for easy access and a view over the garden.

The well-maintained rear garden offers a peaceful retreat, with a patio area, a lawn, and mature shrubs and plants.

There is also a large, practical shed, providing additional storage space.

The property has recently benefited from a new roof and updated electrics, ensuring peace of mind for future homeowners.



