



TRACY PHILLIPS

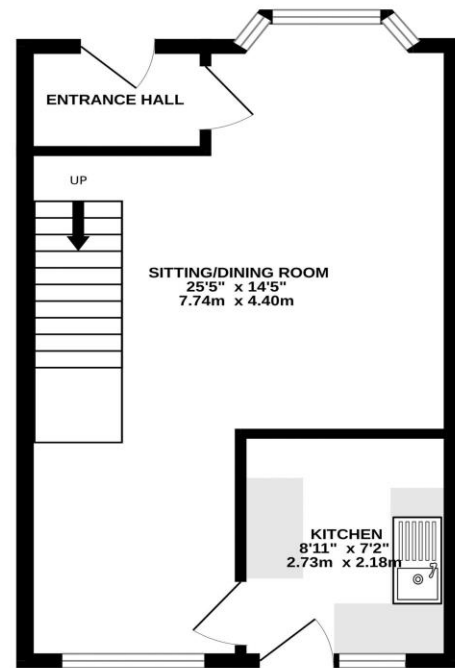
Estates



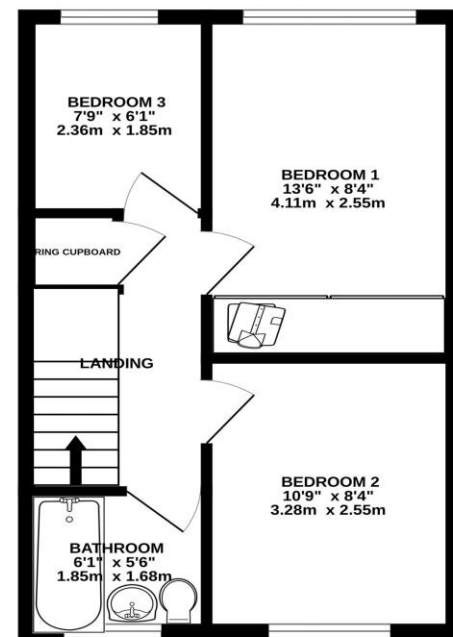
TRACY PHILLIPS

Estates

GROUND FLOOR
356 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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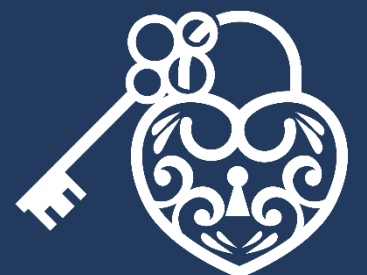


01257 422228
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers in Excess of £120,000

Sudbury Close, Wigan, WN3 5PN



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Located in a small cul de sac and close to Pennington Flash, this attractive three bedroom end mews property is a perfect blank canvas for any client looking to make a house in to their home. It does require refurbishment but is offered at a realistic price and would be ideal for any first time buyers or investors. The estate is popular and close to a whole range of facilities in nearby Wigan and also has the added bonus of easy motorway access to the M6.

The accommodation briefly comprises an entrance hallway opening into a spacious open plan lounge with dining area. The staircase to the first floor also leads from this room. The kitchen is located at the rear of the property and includes a range of fitted units with access into the excellent sized rear garden. To the first floor there are three bedrooms and the family bathroom.

Externally, there is a parking area to the front of the property and the home is also garden fronted whilst the rear garden is of a good size and lawned.

Viewings of this vacant property, which is offered with no onward chain, are now welcomed.

