

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



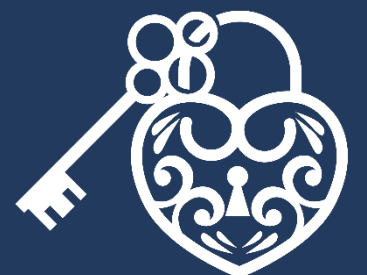
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £350,000

Monument Road, 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 characterful double-fronted semi-detached home occupies a choice location set back off Wigan Lane on Monument Road, which is set behind the Tyldesley Monument and boasts substantial accommodation blending tasteful decor with lovely Edwardian features. This striking property is a notable and distinctive home with a beautiful interior which extends to circa 2,000 square feet of living accommodation and is a perfect size for a growing family. Not only does it boast excellent internal accommodation with three large bedrooms, it also caters well externally too with off road parking along a gated driveway, a substantial garage, and brick built outbuildings all set in a pretty walled courtyard.

Internal viewing is absolutely essential to appreciate the wealth of accommodation and character this property has to offer and will reveal a welcoming central entrance hallway with original balustrade and staircase and leading into the excellently proportioned reception rooms. The lounge is located to the front of the property with a huge bay window and an additional side window filling the room with light, tall ceilings, original coving and a brick fireplace inset with a wood burning stove. The second similarly proportioned reception room is currently used as a dedicated dining room and also features a large window to the front, inbuilt original display cabinet and an open fire with a feature wooden surround. Across the rear of the home is a sizeable kitchen & breakfast room and a separate conservatory set in the courtyard, ideal for modern day living. There is also a useful separate utility room including a ground floor cloakroom. Upstairs is arranged around a nice and bright landing with a feature leaded window and there are three bedrooms and a huge bathroom suite including a raised bath, separate shower, wash hand basin and w.c illuminated by two large windows. All the rooms feature high ceilings and period features with many retaining a lot of the property's original features such as bay windows and all three are fitted with excellent storage. The house sits on a good-sized overall plot with a pleasant walled front garden & fully enclosed walled courtyard garden to rear filled with mature planting with a driveway for off road parking that leads to the excellent detached garage.

Offering a prime location within walking distance to the town centre, local shops, cafes, bars, highly acclaimed schools and Haigh Hall Woodland Park, other benefits of this wonderful home include gas central heating and full double glazing.

The property is offered for sale CHAIN FREE.

