



# TRACY PHILLIPS

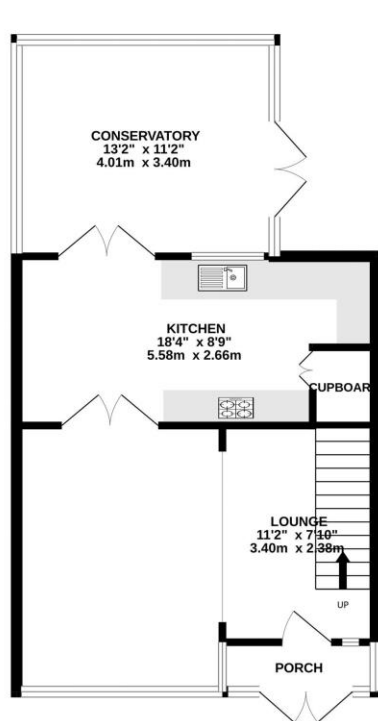
## Estates



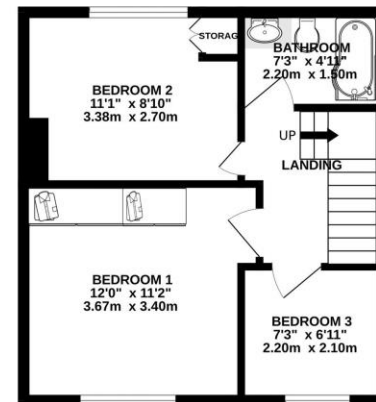
# TRACY PHILLIPS

## Estates

GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 1055 sq.ft. (98.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



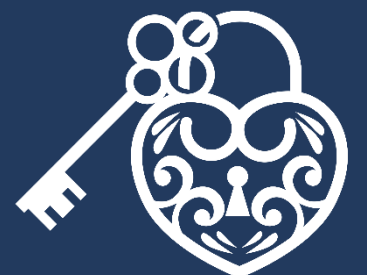
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Offers Over £170,000

City Road, Wigan



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Set in an easy to access and very convenient location this smart semi-detached home offers a great floorplan and the added benefits of lots of driveway parking and a nice safe rear garden.

The accommodation has a great flow and the rooms are bright and filled with light and briefly comprises an entrance door leading into the lovely light lounge which features the staircase rising to the first floor, laminate flooring and double doors which can be opened up when entertaining in to the dining kitchen. The kitchen is fitted with an excellent range of fitted units in neutral cream and includes a gas hob with electric oven and overhead extractor hood. There is a built-in wine store, space for a dishwasher and built-in larder store. Contrasting laminate worktops and floor tiling completes the space which then leads into the additional conservatory which provides access to the garden and is an ideal spot to enjoy. The first floor features three bedrooms and the smart modern bathroom suite. Each of the bedrooms feature large windows filling the space with natural light and the bathroom suite comprises of a 'P' shaped bath with overhead shower and glass screen, a vanity wash hand basin and w.c. Neutral tiling completes the smart look.

Externally, the property is set behind a low lying red brick wall and gates lead to the driveway providing off road parking on the flagged front garden, which is edged by mature hedging. There is access to the side of the home and the detached garage which is positioned in the rear garden. The rear garden is low maintenance and includes excellent space for outdoor dining and planting to the borders.

The property benefits from excellent access to facilities. There are ample shops, leisure facilities and Robin Park retail park all close by whilst commuters are equally well catered for with easy access to both the M6 and M58 Motorways. Wigan town centre also features a mainline train link for any client needing to travel further afield.

Viewings of this warm and welcoming home are now invited.









