



# TRACY PHILLIPS

## Estates



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TOTAL FLOOR AREA : 2292 sq.ft. (212.9 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		
69-80	C		
55-68	D	66 D	79 C
39-54	E		
21-38	F		
1-20	G		



01257 422228

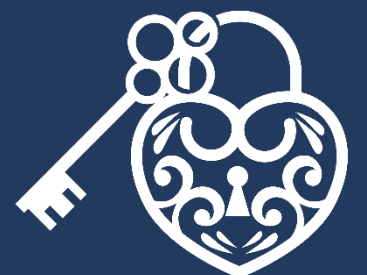
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price £425,000

Bolton Road, Wigan WN2 1PZ

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Nestled in an elevated position in the highly sought-after Aspull Village, this versatile four bedroom property offers spacious living and a wealth of outdoor space. Set on a generous 1/4 acre plot, this home is perfect for families seeking a blend of tranquil surroundings and convenience. This individual property is accessed via a driveway with double gates, leading to a front garden filled with mature trees and shrubs. The expansive rear garden features a raised lawn, pond area, and a variety of outbuildings, including a large greenhouse, shed, and additional storage building. The double and single detached garages provide versatile use for vehicles, storage, or workshop space. Step inside to a welcoming cloakroom with a WC and sink, offering practical convenience. The large front lounge is a standout feature, boasting a bay window and a gas fireplace that creates a cozy atmosphere. The study provides a perfect home office space, complete with built-in shelving. The inner hallway offers side access, ideal for everyday use. The utility/boot room is plumbed for a washing machine and dryer and features shelving for additional storage. The kitchen dining room is well-appointed with fitted units, including a dishwasher, fridge freezer, oven, grill, and hob. This space seamlessly connects to the conservatory, which features French doors opening onto the beautiful garden, creating a perfect space for entertaining or enjoying the outdoors. The spacious master bedroom at the front of the house includes fitted wardrobes and a modern en-suite with a shower, WC, sink, and bidet. A second large double bedroom also faces the front, offering plenty of space for furnishings. The big bedroom to the rear of the property enjoys garden views, while the smaller double bedroom to the front remains well-sized. A large storage cupboard on the landing provides extra practicality. The family bathroom includes a bath with overhead shower, WC, sink, and a bidet, maintaining the home's traditional charm. Aspull Village offers a welcoming community feel, with excellent local schools, shops, and amenities nearby. Beautiful walks and green spaces are on your doorstep, while transport links offer easy access to surrounding areas and beyond.

