



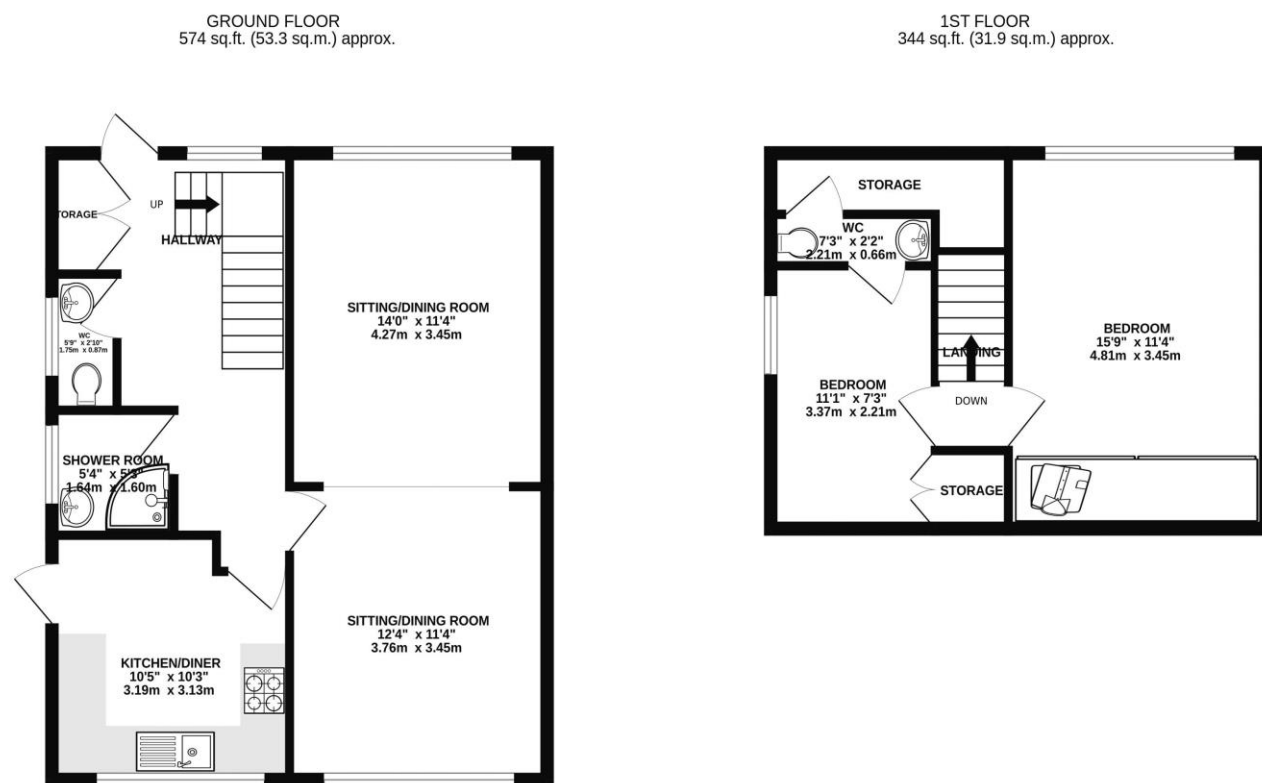
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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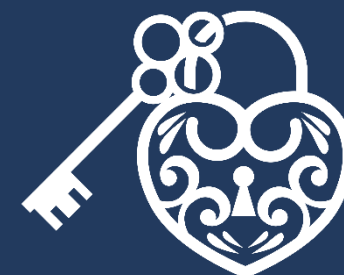
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Asking Price £220,000

Fern Close, Wigan WN6 8BL

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Nestled in a peaceful cul-de-sac just around the corner from the local park and the picturesque village of Shevington, this well-maintained semi-detached dormer home offers both convenience and an excellent floor plan. The property has been immaculately cared for. The village boasts an excellent range of amenities, along with easy access to rail and motorway links, making this an ideal location for commuters and families alike. Spanning approximately 917 sq. ft., the home is both bright and spacious, featuring well-proportioned rooms throughout.

Upon entering, you are welcomed by a light-filled hallway with a staircase leading to the first floor and a large double storage cupboard. The ground floor also includes a shower room and a separate cloakroom, both fitted with classic white fixtures. The generous open-plan lounge and dining area are complete with a central fireplace set in a stylish surround, offers a warm and inviting space and creating a flexible area ideal for entertaining. The well-appointed kitchen, situated at the rear of the property, features a range of wall and base units, a gas hob, and an electric oven and is large enough to accommodate an informal dining table if needed. A convenient pedestrian door provides access to the driveway and gardens. Upstairs, the property boasts two spacious double bedrooms, benefiting from excellent fitted storage. The main bedroom includes a walk-in wardrobe offering ample storage, while the second bedroom provides access to both a cloakroom and the under-eaves areas, offering even more storage potential. There is also the possibility of converting part of this space into an additional bathroom or en-suite if desired.

Externally, the home offers low-maintenance gardens to both the front and rear, alongside a generous block paved driveway leading to an attached covered car port. This area is ideal for sitting out should the British weather demand. The outdoor areas are perfect for those seeking an easy-to-maintain space, and the rear garden is not only private but safe and secure and comes complete with a garden shed. This well-cared-for home, available with no onward chain, is a fantastic opportunity for buyers seeking a comfortable property in a sought-after location.

Viewings are highly recommended via our office.





