



# TRACY PHILLIPS

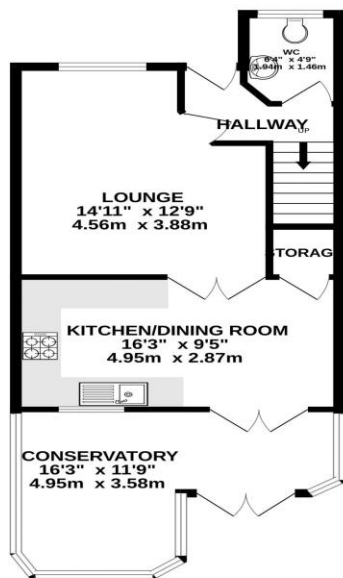
## Estates



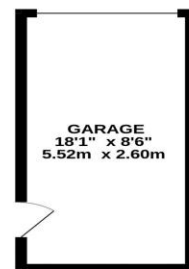
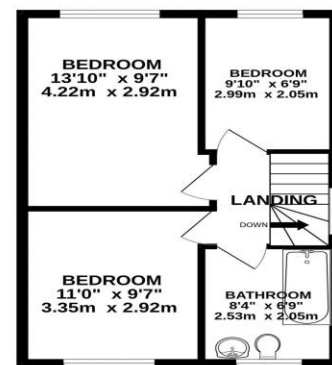
# TRACY PHILLIPS

## Estates

GROUND FLOOR  
710 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 1100 sq.ft. (102.2 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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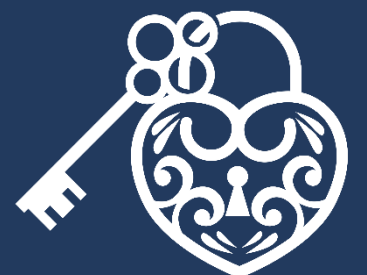
enquiries@tracyphillipsestates.com

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Asking Price £275,000

Crestfield Grove, Springfield, WN6 7EZ

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Located on this peaceful cul de sac on this small estate in the heart of Springfield, this immaculately cared for detached home is in ready to walk in to condition, and rests on a lovely plot with a private rear garden. Set within a sought-after development, this modern three-bedroom detached home offers stylish living, perfect for families or professionals alike.

The accommodation briefly comprises of a welcoming hallway leads to a handy downstairs WC and a cosy, light-filled lounge, with a central fireplace and walk in Bay window creating a charming room. The spacious kitchen/diner is ideal for entertaining, featuring cream units, wood effect worktops, integrated cooking facilities and space for appliances, and French doors opening in to the additional and good sized conservatory overlooking the rear garden. This conservatory then leads directly in to the recently landscaped low-maintenance rear garden—perfect for al fresco dining. Upstairs, you'll find three immaculate bedrooms, one of which is currently used as a home study, and a modern three piece family bathroom with shower over bath, finished with tiled accent walls.

Outside, the home enjoys a lawned front garden, driveway parking for multiple vehicles which leads to a detached garage. The rear garden has just recently been landscaped and features a great Indian stone patio, lawn and a decked seating area. Raised beds complete the private and Sunny rear garden.

Located minutes from the nearby area's facilities which are close to excellent schools, shops, and amenities in Wigan Town Centre. Mesnes Park is just down the road as it the nearby canal and gorgeous Haigh Country Estate.

Early viewing is highly recommended.





