



# TRACY PHILLIPS

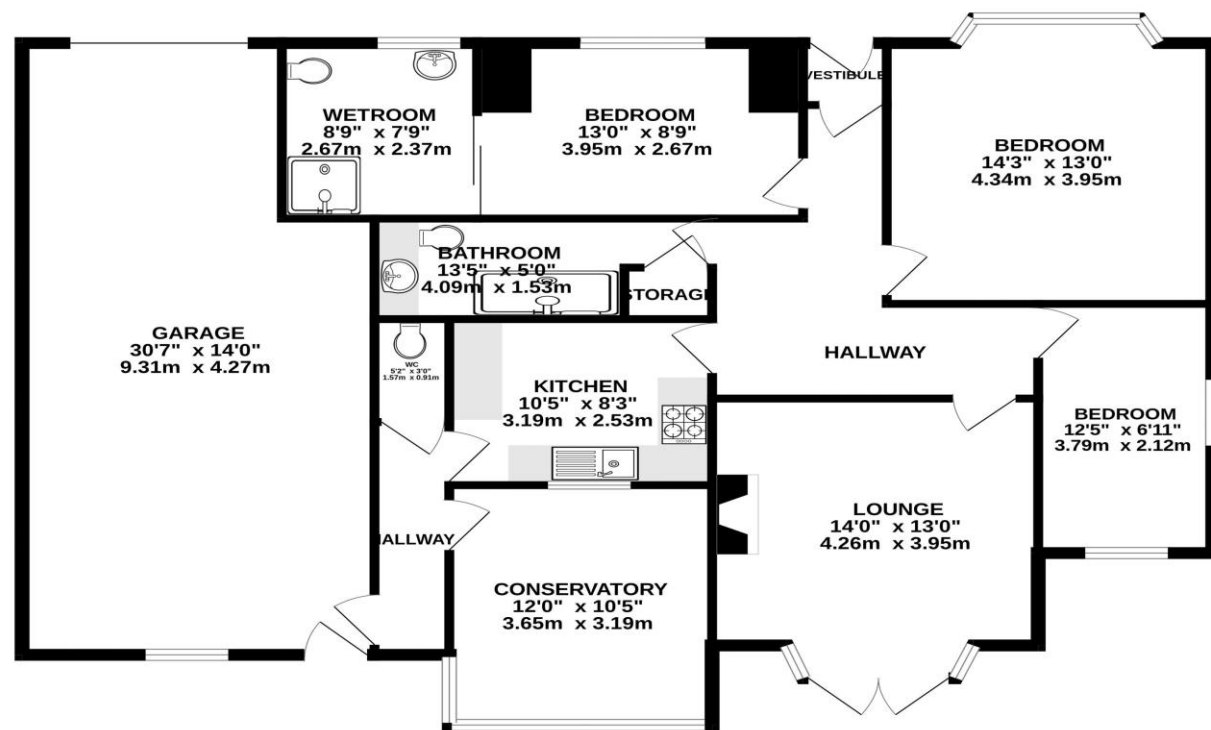
## Estates



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GROUND FLOOR  
1443 sq.ft. (134.0 sq.m.) approx.



TOTAL FLOOR AREA : 1443 sq.ft. (134.0 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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	83 B



01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price £360,000

Moor Road, Wigan WN5 8SH



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Located in the sought-after area of Orrell, this spacious and versatile property offers excellent family living with the added benefit of full planning permission to rebuild an exclusive four-bedroom detached home with a double garage.

To the front, the property boasts driveway parking for up to three cars, a well-maintained lawned garden with established hedges and shrubs, and an entrance porch with a tiled floor leading into a welcoming hallway.

The accommodation includes a generously sized master bedroom to the front, featuring a charming bay window and a full range of fitted wardrobes.

The second bedroom, also at the front, is a large double and benefits from its own en-suite wet room complete with a shower, WC, and sink.

A third bedroom, a spacious single, is situated at the rear.

The main family bathroom is well-appointed with a double shower cubicle, a bath, WC, and sink.

The lounge, positioned at the rear of the home, is bright and comfortable, with a fireplace and French doors opening onto the sunny and private rear garden.

The kitchen is fully fitted and includes an integrated gas hob and oven.

Additional features include a gardener's WC and a large integral garage, which is powered, plumbed, and currently configured with a utility and storage area to the rear.

A conservatory with a radiator provides extra living space and overlooks the rear garden, which is mainly paved and designed for low maintenance.

The garden includes a gazebo, a hot tub, and a hedge-lined boundary offering complete privacy, with a secure gate providing direct access to the park behind.

Recent updates include the refurbishment of the flat roofs, ensuring peace of mind for future buyers.



