



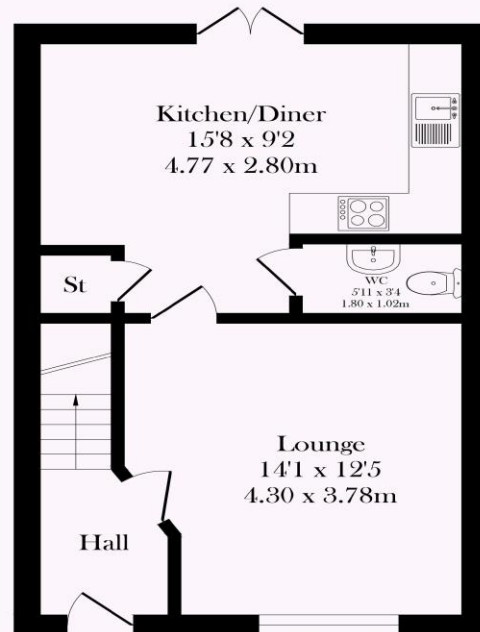
TRACY PHILLIPS

Estates

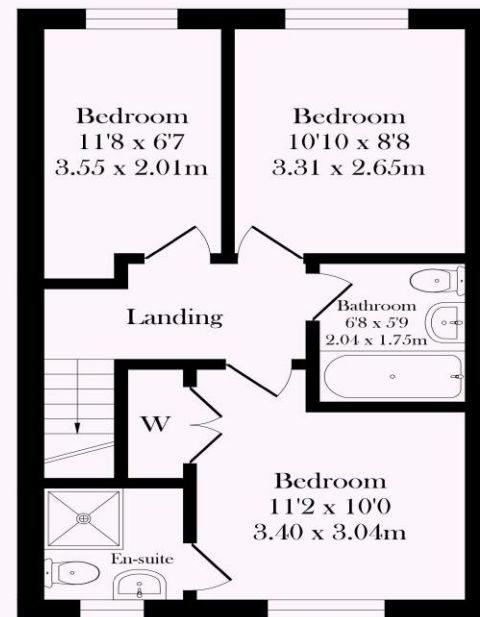


TRACY PHILLIPS

Estates



Ground Floor
Approx. Floor
Area 40.1 Sq.M
(432 Sq.Ft.)



First Floor
Approx. Floor
Area 40.1 Sq.M
(432 Sq.Ft.)

Total Approx. Floor Area 80.2 Sq.M. (863 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

TRACY PHILLIPS
Estates

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Asking Price £240,000

Harrington Park, Wigan WN6 8GD

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This beautifully presented home offers excellent curb appeal with a neat front garden and driveway parking for two cars.

Inside, the ground floor boasts stylish wood-effect tiled flooring, creating a seamless and modern look. The lounge, located at the front of the property, benefits from electric underfloor heating and a large window that floods the space with natural light. The spacious dining kitchen is situated at the rear and is ideal for both everyday living and entertaining. It comes fully equipped with integrated appliances including a fridge freezer, washing machine, dishwasher, gas hob, and oven. French doors open directly from the kitchen onto a lovely rear garden, enhancing the indoor-outdoor flow. A downstairs cloakroom with WC and sink, along with an understairs pantry cupboard, adds practicality to the ground floor layout.

Upstairs, the master bedroom to the front is a generous size and features fitted wardrobes along with a modern en suite shower room, complete with shower, WC, and sink. The second bedroom, a good-sized double, and the third bedroom, a spacious single, are both positioned at the rear of the house. A well-appointed family bathroom with a bath, WC, and sink serves these two bedrooms.

The rear garden is a true highlight of the property, with a well-maintained lawn, raised beds filled with thoughtfully selected plants and trees, and a charming small pond area. There is also a dedicated storage area for bins and convenient side access to the house.

Positioned in the sought-after area of Shevington, this beautifully presented home offers an ideal blend of modern comfort and convenient location. With lovely countryside and woodland walks right on the doorstep, excellent local schools, a range of village amenities, and the M6 motorway just a 10-minute drive away, it's perfectly suited for families and commuters alike.



