



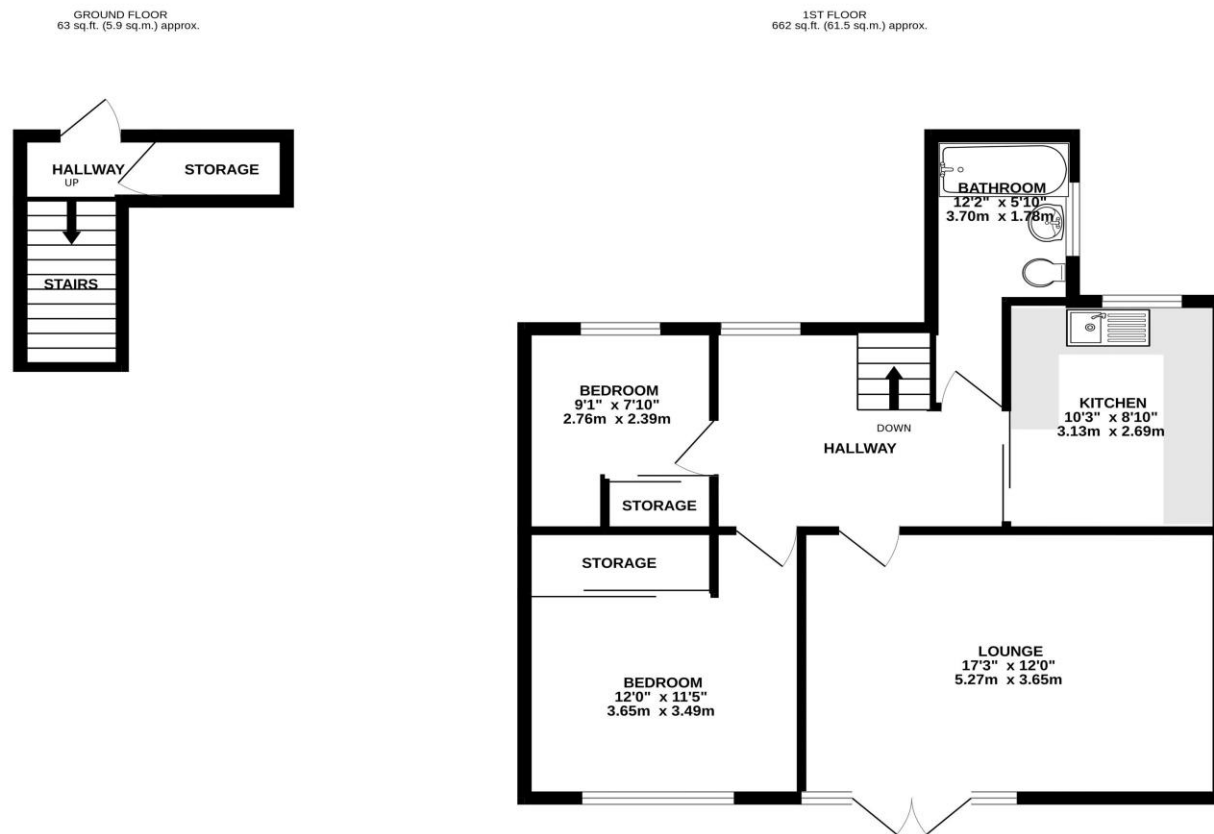
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA: 725 sq.ft. (67.4 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		

Current	Potential
71 C	77 C



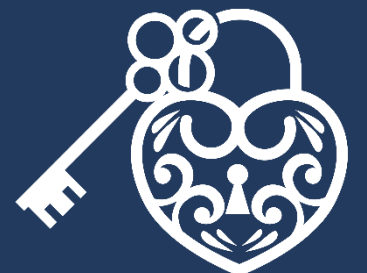
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Asking Price: £130,000

Spencer Road, Wigan, WNI 2QR



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This well-presented two-bedroom first floor apartment offers spacious and comfortable living, ideal for first-time buyers, investors, or those looking to downsize.

Accessed via its own private entrance, the property opens into a hallway with a convenient bin store and stairs leading up to the main accommodation. The heart of the home is a generously sized lounge featuring an electric fireplace and French doors that open out onto a private balcony. This bright and airy space benefits from elevated views, providing a relaxing outlook throughout the day. The apartment also boasts a large landing. The master bedroom is a spacious double, complete with built-in wardrobes for storage, while the second bedroom is also a double and includes fitted wardrobes, making it ideal for guests, family, or home office use. The fitted kitchen includes a range of cupboards, providing practical storage and workspace. The bathroom comprises a shower over the bath, a wash basin, and WC.

Additional benefits include a single garage, offering secure parking or extra storage space.

The property is located in a popular location of Wigan, close to not only the town centre but the beautiful Haigh Country Estate which offers over 250 acres of rural walks and woodlands, Mesnes Park and Wigan town centre with a host of shops and amenities, as well as excellent schools and transport links via the M6 and M61 motorways, proving that having the balance between a peaceful life and excellent commuter links is possible.

The property is offered for sale with no onward chain.

