



# TRACY PHILLIPS

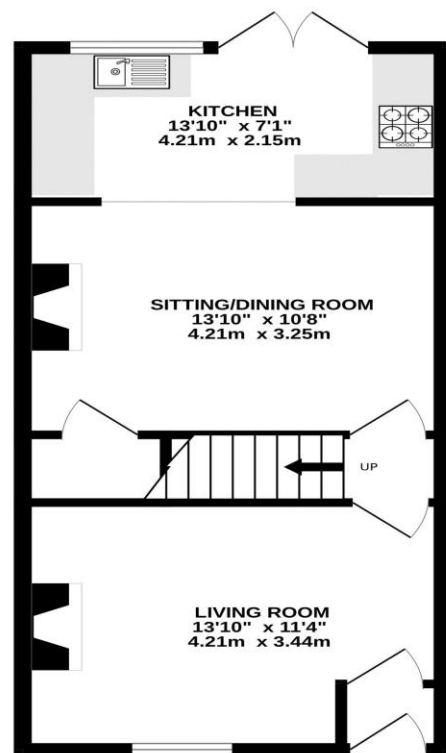
## Estates



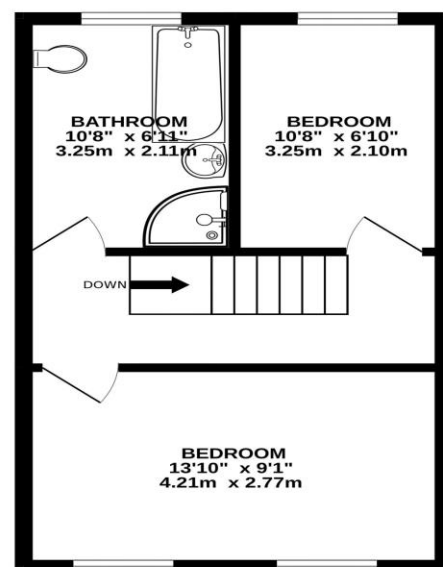
# TRACY PHILLIPS

## Estates

GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 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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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		

Energy rating scale: A (92+) to G (1-20). Current rating: 63 D. Potential rating: 85 B.



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Asking Price £125,000

Gidlow Lane, Wigan WN6 7DP

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This well-presented two-bedroom home offers generous living space and is available with no onward chain, making it an ideal choice for first-time buyers, investors, or those looking to move quickly.

Situated in a convenient location close to Wigan Town Centre with on-street parking, the property features a spacious reception room to the front, complete with a charming log burner—perfect for cozy evenings.

A second reception room offers ample space for a dining area and flows seamlessly into the kitchen at the rear, creating a bright and sociable open-plan layout.

The kitchen is well-equipped with a range of wall and base units, complemented by a breakfast bar, and benefits from direct access to the rear garden.

Outside, the low-maintenance gravel yard is well kept and offers a private spot to enjoy the outdoors.

Upstairs, you'll find two generously sized double bedrooms, both offering comfortable and flexible living arrangements.

The family bathroom includes a full-size bath with overhead shower, a wash basin, and WC.

With no onward chain, this property is ready to welcome its new owners.

