



TRACY PHILLIPS

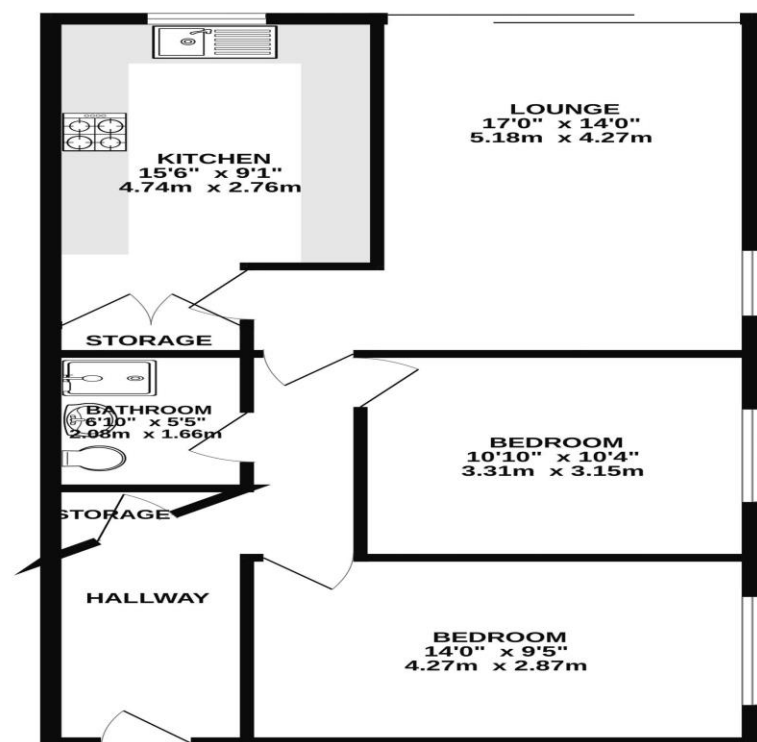
Estates



TRACY PHILLIPS

Estates

GROUND FLOOR
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.4 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	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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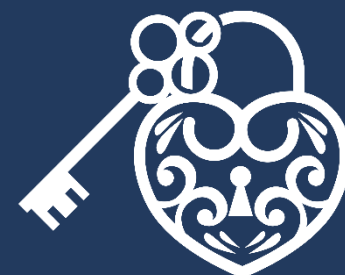
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Asking Price £145,000

Chelmsford Mews, Wigan WN1 2PZ

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Nestled within a secure, gated development, this spacious ground floor apartment offers comfort, convenience, and a welcoming community atmosphere. With beautifully maintained communal gardens featuring manicured lawns, and mature shrubs and trees, the setting provides a peaceful environment to enjoy.

Entering the apartment, you are welcomed by a generous hallway with a built-in storage cupboard, ideal for keeping everyday essentials neatly tucked away. The master bedroom is a large double, thoughtfully fitted with an extensive range of wardrobes and drawers, offering excellent storage solutions. The second bedroom is also a good-sized double, complete with a fitted cupboard and currently utilised as a spacious study, perfect for hobbies or working from home. The bright and airy lounge is a standout feature, with ample space for both seating and dining, and benefits from a large window and patio doors that lead directly out to a private patio area—ideal for enjoying your morning coffee or a quiet afternoon outdoors. The well-appointed kitchen includes an oven, grill, hob, and a handy storage cupboard housing the boiler, all within easy reach. Completing the accommodation is a modern bathroom with a walk-in shower, vanity sink unit, WC, and a stylish feature radiator/heated towel rail.

With electric gated access adding an extra layer of security, this apartment provides a perfect balance of independent living and community comfort, all in a beautifully maintained and secure environment. The apartment is offer with no onward chain.



