



# TRACY PHILLIPS

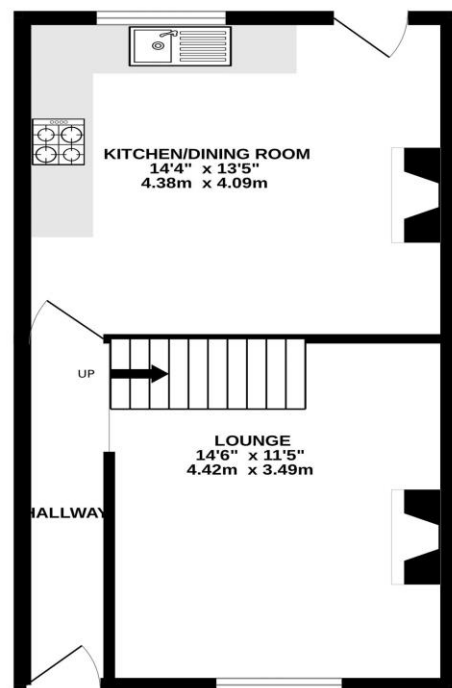
## Estates



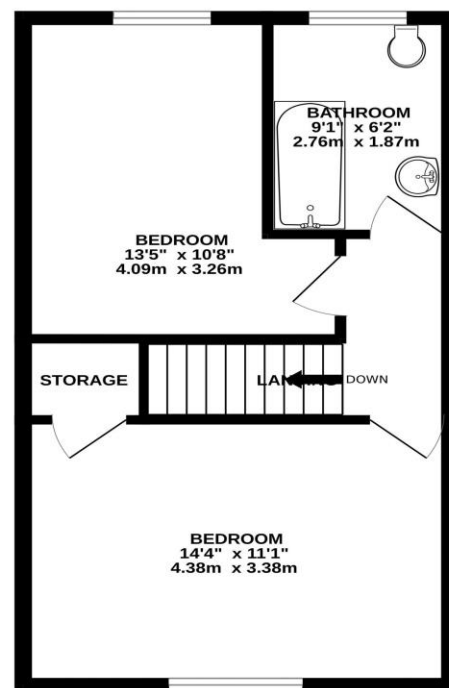
# TRACY PHILLIPS

## Estates

GROUND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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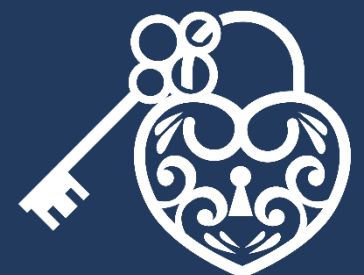
enquiries@tracyphillipsestates.com

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Offers In The Region Of £200,000

Platt Lane, Wigan WNI 2XF

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This charming period terraced cottage offers a wonderful blend of character and comfort, perfect for those seeking a peaceful retreat with picturesque surroundings. Tucked away with on-road parking, the home welcomes you with a traditional entrance hallway that leads into a cosy front lounge. Here, a log burner set within a feature fireplace creates a warm and inviting atmosphere—ideal for relaxing evenings. To the rear, the kitchen/ dining room offer a delightful space for cooking and entertaining, complete with wood flooring, a fitted kitchen, and a stunning original working fireplace that adds a touch of historic charm. A stable door opens out to a beautiful, stone-flagged cottage garden, enclosed by a classic gate that leads to an additional garden area. This serene outdoor space features mature planting, including a lovely apple tree, and enjoys uninterrupted views over open fields—frequently visited by deer and other local wildlife. Upstairs, the brand new bathroom is tastefully finished with a shower over the bath, WC, and basin. The spacious master bedroom sits at the front of the property and includes a large built-in wardrobe, while the second bedroom is also a generous double, offering tranquil views over the rear garden and countryside beyond. This delightful cottage is full of character and period details, offering an idyllic lifestyle with modern comforts in a truly special setting.

