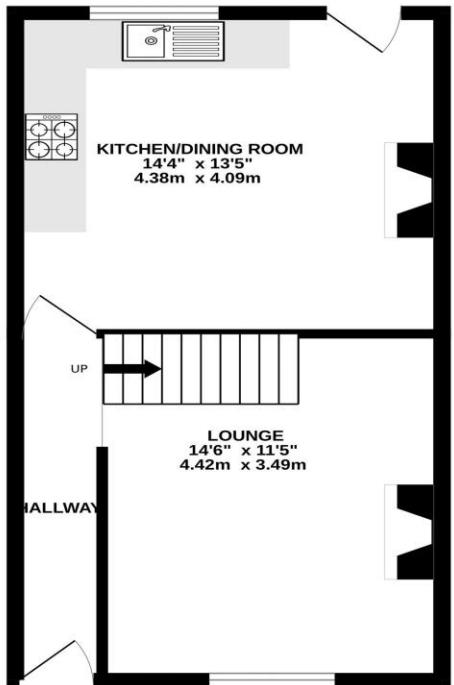




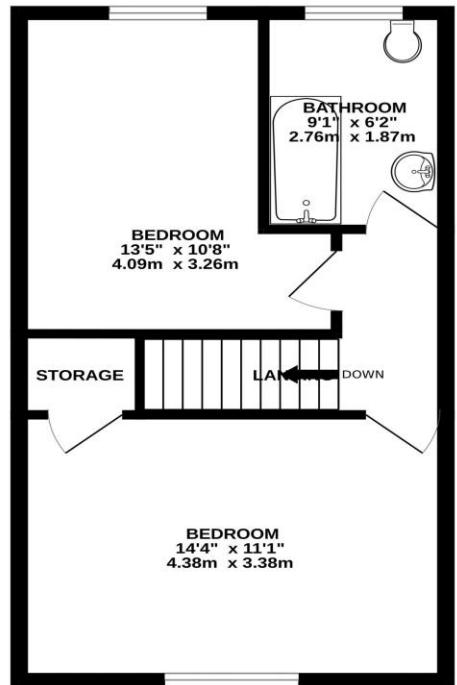
TRACY PHILLIPS

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 guidance only and should not 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		83 B
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



TRACY PHILLIPS

Estates



Offers In The Region Of £200,000

Platt Lane, Wigan WN1 2XF



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.



