



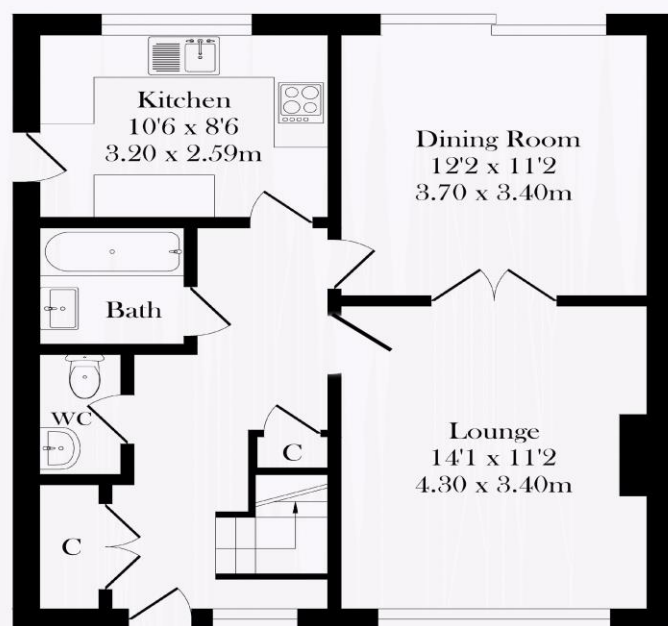
TRACY PHILLIPS

Estates

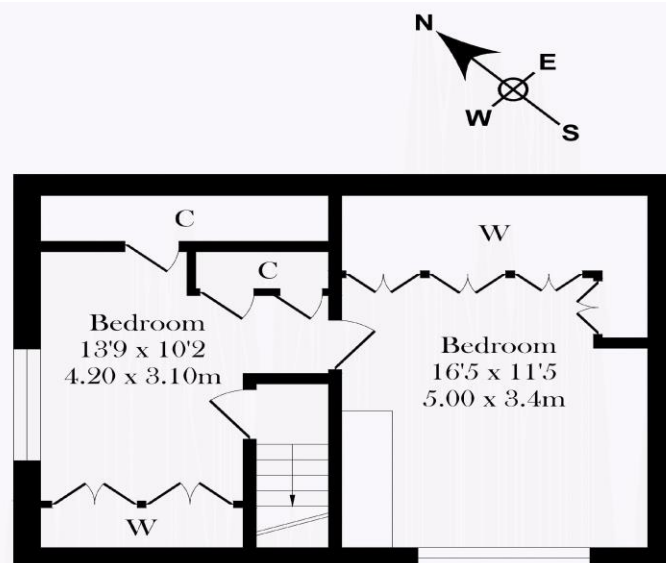


TRACY PHILLIPS

Estates



Ground Floor
Approx. Floor
Area 55.0 Sq.M
(592 Sq.Ft.)



First Floor
Approx. Floor
Area 33.7 Sq.M
(363 Sq.Ft.)

Total Approx. Floor Area 88.7 Sq.M. (955 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

TRACY PHILLIPS
Estates

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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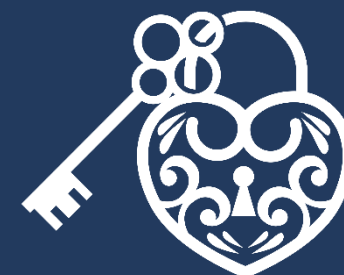
enquiries@tracyphillipsestates.com

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Asking Price £235,000

Fern Close, Wigan WN6 8BL

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Tucked away in a quiet, small cul-de-sac in the highly sought-after Shevington village, this beautifully presented three-bedroom semi-detached bungalow offers stylish, modern living with a host of recent upgrades throughout. Boasting an attractive imprinted concrete driveway with space for two cars and newly fitted Rock doors, the home is move-in ready and perfect for those seeking comfort, convenience, and charm. Step inside to a welcoming entrance hallway with double doors opening to a practical utility cupboard, complete with a washing machine. The bright and spacious lounge is located at the front of the home, featuring a fireplace and an abundance of natural light. A sleek, recently fitted bathroom includes a double walk-in shower and sink, complemented by a separate room with an additional sink and WC. The stunning master bedroom is positioned to the rear, with French doors leading out to a beautifully maintained, south-facing patio garden—perfect for morning coffee or evening relaxation. This serene space also includes fitted wardrobes, offering ample storage. The brand new kitchen has been thoughtfully designed with a hob, oven, and dishwasher, and also provides direct access to the garden. Upstairs, you'll find two further generous double bedrooms, both benefiting from built-in wardrobes. Outside, the low-maintenance garden includes a versatile timber outbuilding and enjoys all-day sunshine thanks to its desirable south-facing aspect. With all major fittings—kitchen, bathroom, boiler, and doors—installed within the last few years, this home offers peace of mind and modern efficiency. Ideally located just a short stroll from local amenities, scenic countryside walks, and only 10 minutes' drive from Junction 27 of the M6.





