



TRACY PHILLIPS

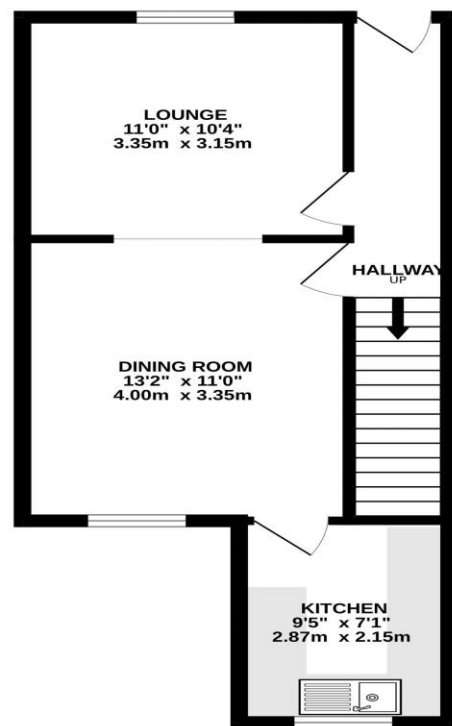
Estates



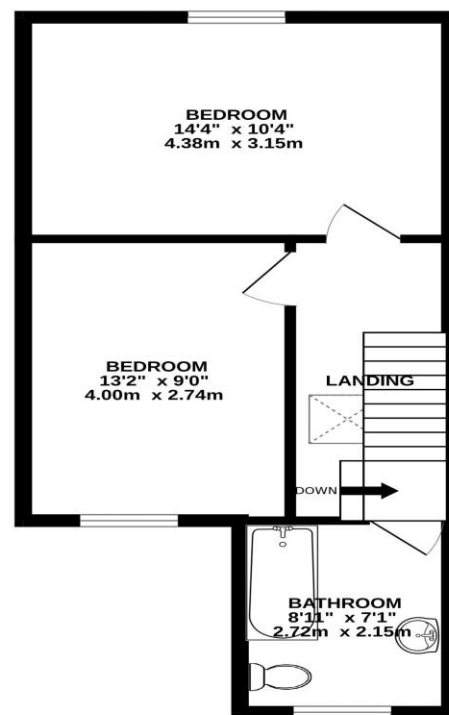
TRACY PHILLIPS

Estates

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Asking Price £115,000

Frog Lane, Wigan WN6 7DS

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This attractive two double bedroom period mid-terrace property is ideally located within a short 10-minute walk of Mesnes Park and Wigan Town Centre, offering convenient access to local amenities, transport links, and green open spaces.

The home begins with an entrance hallway leading into a spacious front lounge, featuring an open archway through to the rear dining area — a perfect layout for entertaining and family living. To the rear, the fitted kitchen is equipped with a range of wall and base units and provides direct access to the secure courtyard garden, ideal for outdoor seating and low-maintenance enjoyment.

To the first floor, the master bedroom spans the width of the property and offers generous proportions, while the second bedroom is also a comfortable double. The family bathroom completes the accommodation, fitted with a shower over the bath, vanity sink unit, and WC.

This charming traditional terrace is available with no upward chain, presenting an excellent opportunity for first-time buyers, investors, or those seeking a home close to the heart of Wigan.



