



TRACY PHILLIPS

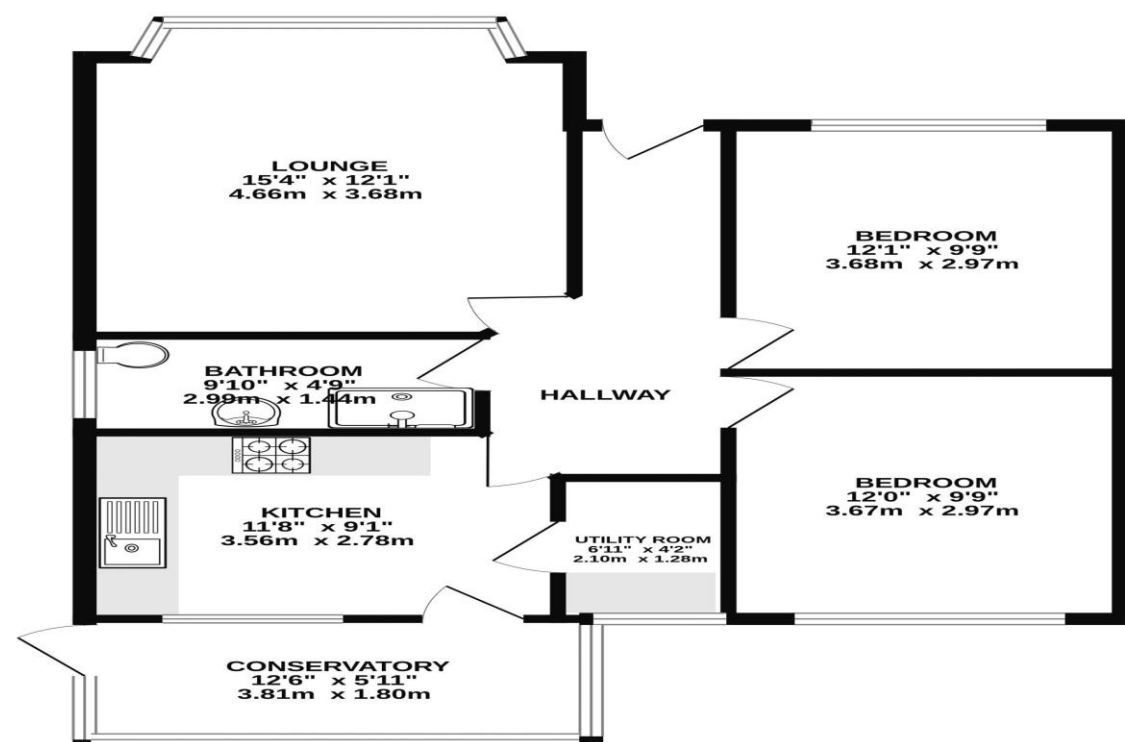
Estates



TRACY PHILLIPS

Estates

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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		
55-68	D	60 D	78 C
39-54	E		
21-38	F		
1-20	G		



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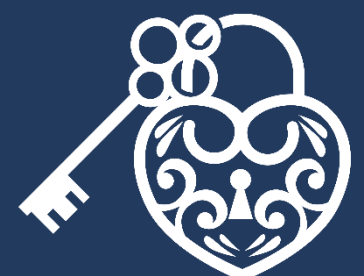
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Asking Price £280,000

Holme Avenue, Wigan WNI 2EW

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This very pretty semi-detached true bungalow is set in a highly sought-after area of Wigan, within walking distance of Mesnes Park, Haigh Country Estate and Wigan Infirmary, as well as a selection of popular coffee shops and bars. Dating back to the 1930s, the property retains an elegant and timeless character throughout.

Approached via a low wall to the front boundary, the well-maintained front garden features gravel beds, established shrubs and flowers, with a pathway leading to the front door. There is driveway parking, complemented by two on-street parking permits.

Upon entering, a traditional entrance hallway provides access to the main accommodation. The spacious lounge to the front of the property is a particularly attractive room, boasting a large bay window and an elegant fireplace, creating a warm and inviting living space. The master bedroom is located to the rear and is generously proportioned, featuring a range of fitted wardrobes and drawers. The second bedroom is a spacious double room to the front, also benefitting from fitted wardrobes. To the rear, the dining kitchen is of a good size and offers a range of fitted cupboards, along with a useful walk-in pantry which houses the washing machine and freezer. The bathroom comprises a large step-in shower, WC and vanity wash basin. Completing the accommodation is a rear conservatory, providing a peaceful space to sit and enjoy views over the private garden.

The rear garden can also be accessed via the side of the property and is beautifully maintained, featuring a lawn, mature trees and shrubs, and a large shed offering excellent storage. The garden is private and not overlooked.

The property is offered for sale with no onward chain, making it an ideal opportunity for buyers seeking a charming bungalow in a prime location.





