



# TRACY PHILLIPS

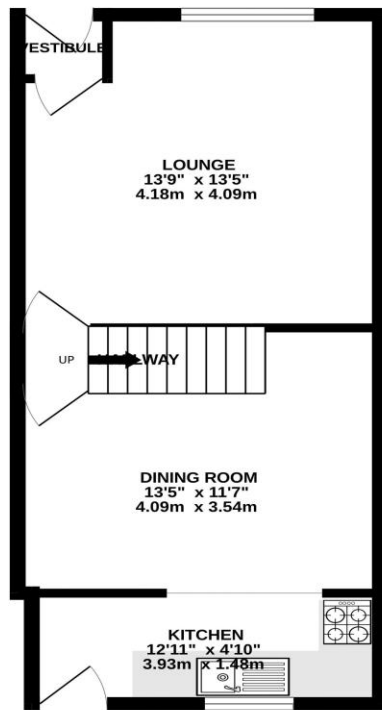
Estates



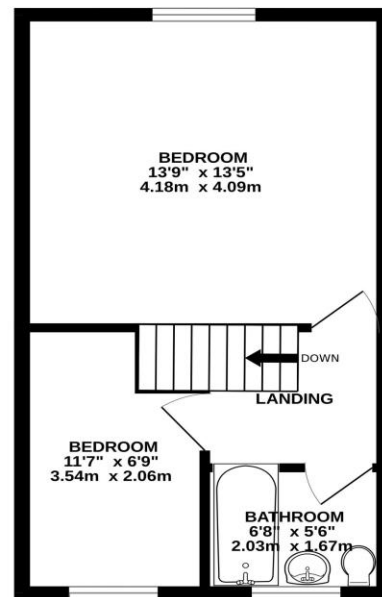
# TRACY PHILLIPS

Estates

GROUND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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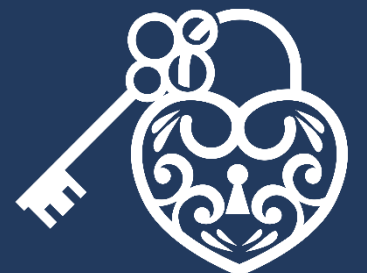


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Offers in Excess of £130,000

Bradshaw Street, Whelley, Wigan WNI 3UZ



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Situated on this popular and convenient leafy street, this beautifully presented two-bedroom end terraced property offers spacious, modern living with character and style.

Step inside through the welcoming vestibule into two generous reception rooms, including a cosy lounge and a separate dining room—perfect for entertaining. The extended kitchen is fitted with classic Shaker-style units and leads to a delightful, low-maintenance rear walled courtyard, ideal for relaxing or al fresco dining.

Upstairs, the property boasts two well-proportioned bedrooms, with the master offering impressive space. A modern three-piece bathroom with a shower over the bath completes the accommodation.

Recently renovated throughout, this home is offered with vacant possession and no onward chain, making it a perfect choice for first-time buyers, downsizers, or investors. Located within walking distance of local shops, amenities, and Wigan town centre - with its excellent selection of retail, dining, and leisure facilities - the home also benefits from excellent motorway access, particularly the M61, making it ideal for commuting.

Viewings are now welcomed to visit this perfect starter home.

