



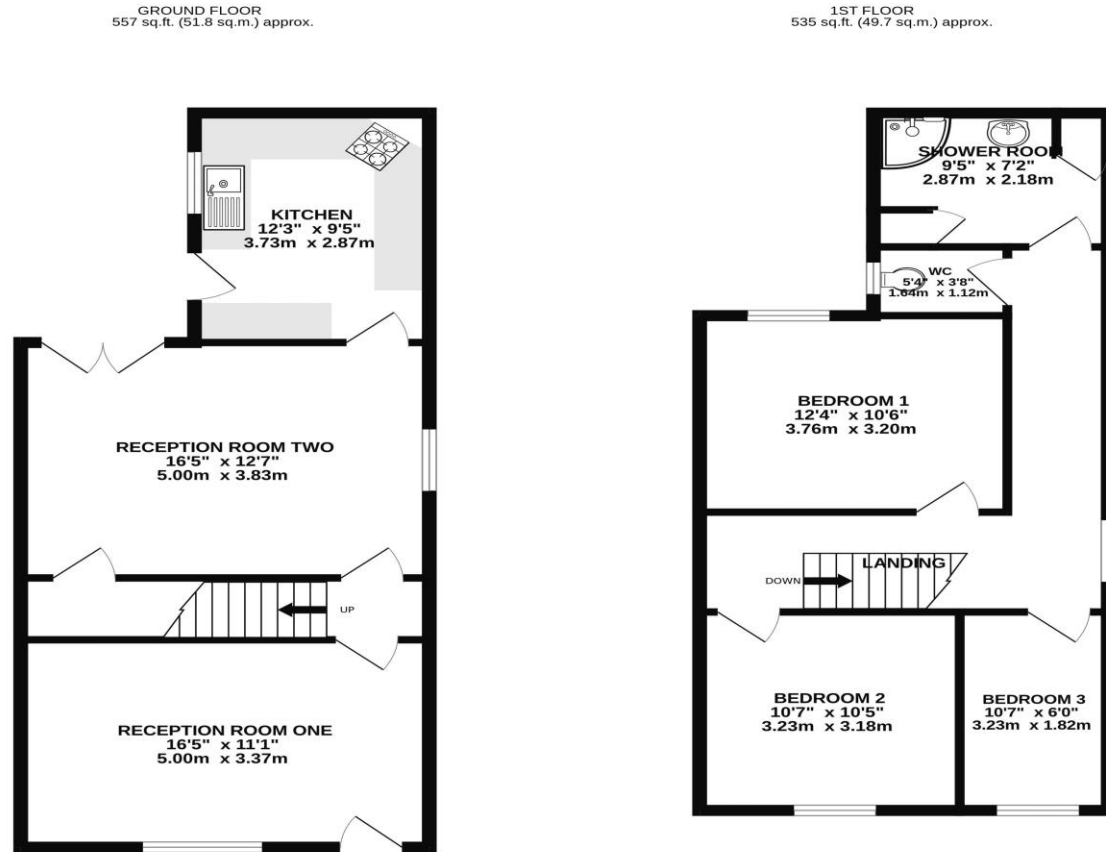
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA: 1092 sq.ft. (101.4 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		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

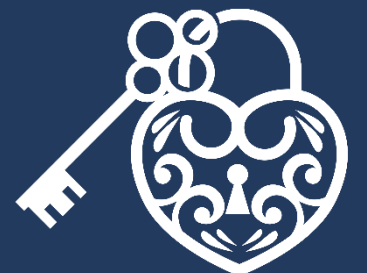


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Offers in Excess of £125,000

Swan Meadow Road, Wigan WN3 5BJ



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Ideal for investors and located close to Wigan Pier and the canal side, this semi-detached home requires improvements but offers two reception rooms and a kitchen to the ground floor whilst upstairs there are three bedrooms, a shower room and separate w.c. The traditional home is located in a perfect spot for walking into Wigan town centre.

The accommodation extends to almost 1100 sq. feet which briefly comprises an entrance door leading into the front reception room which has a large picture window making the room light and bright. There is a doorway which leads to the staircase to the first floor and the second reception room. This is a good-sized room with an understairs storage cupboard and patio doors leading to the rear courtyard. There is a door leading into the kitchen which is fitted with a wide range of wall and base units, laminate worktops and an extractor hood over the cooking area. There is also a door providing access to the courtyard. The first floor offers three good sized bedrooms (two double and one single). There is also a shower room with shower cubicle and wash hand basin and another separate room containing the w.c.

Externally, the home is set behind a low brick wall, with a flagged front garden and the rear courtyard is walled and is also flagged for easy maintenance.

The home is located along Swan Meadow Road which is the ideal position for any clients looking for the ability to walk in to both the town centre or alternatively Wigan's two major railway stations giving access to both Manchester and Liverpool, with ease. There are many facilities close by with excellent shops, retail parks and leisure facilities all well catered for.

Viewings for this property, which is offer for sale CHAIN FREE, are now welcomed.

