



TRACY PHILLIPS

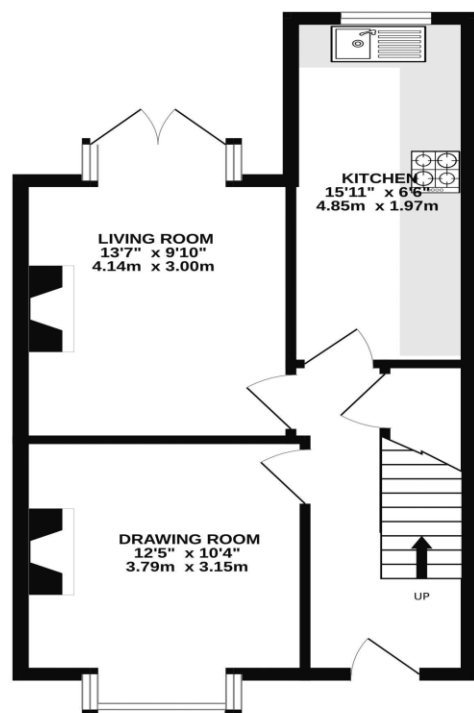
Estates



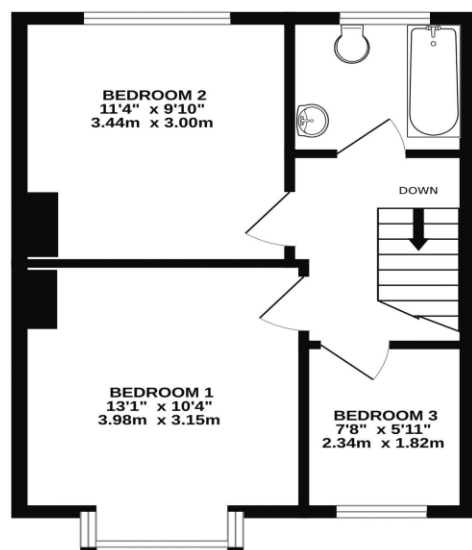
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Estates

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (73.9 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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01257 422228
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price £210,000

Barnsley Street, Wigan WN6 7HA

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Located just a short stroll from the heart of Wigan, this attractive three-bedroom semi-detached home enjoys a highly convenient and sought-after position. Offering approximately 796 sq. ft. of accommodation, it is ideal for the discerning buyer seeking a well-located and practical family home. The accommodation comprises a welcoming entrance hallway with stairs rising to the first floor. To the front of the property sits a good-sized dining room featuring a bay window, while to the rear is a comfortable lounge overlooking the generous garden. The lounge provides ample space for a dining table and is fitted with French doors that open out to the rear garden. The kitchen offers a wide range of wall and base units, an eye-level oven with gas hob, and direct access to the garden. To the first floor are three bedrooms and a family bathroom fitted with a modern three-piece suite in white, including a bath with shower attachment, vanity wash hand basin, and W.C.

Externally, the property benefits from a front garden and a driveway providing valuable off-road parking—an excellent advantage in this central location. The large rear garden is a standout feature, incorporating a patio ideal for outdoor dining, a lawned area, and a gravelled space perfect for children’s play or versatile use. Wigan Town Centre and Mesnes Park are both within easy walking distance, offering an excellent range of shops, amenities, dining options, and leisure facilities. The area also boasts superb schools and excellent transport links.

Viewings of this lovely home are warmly welcomed.

