



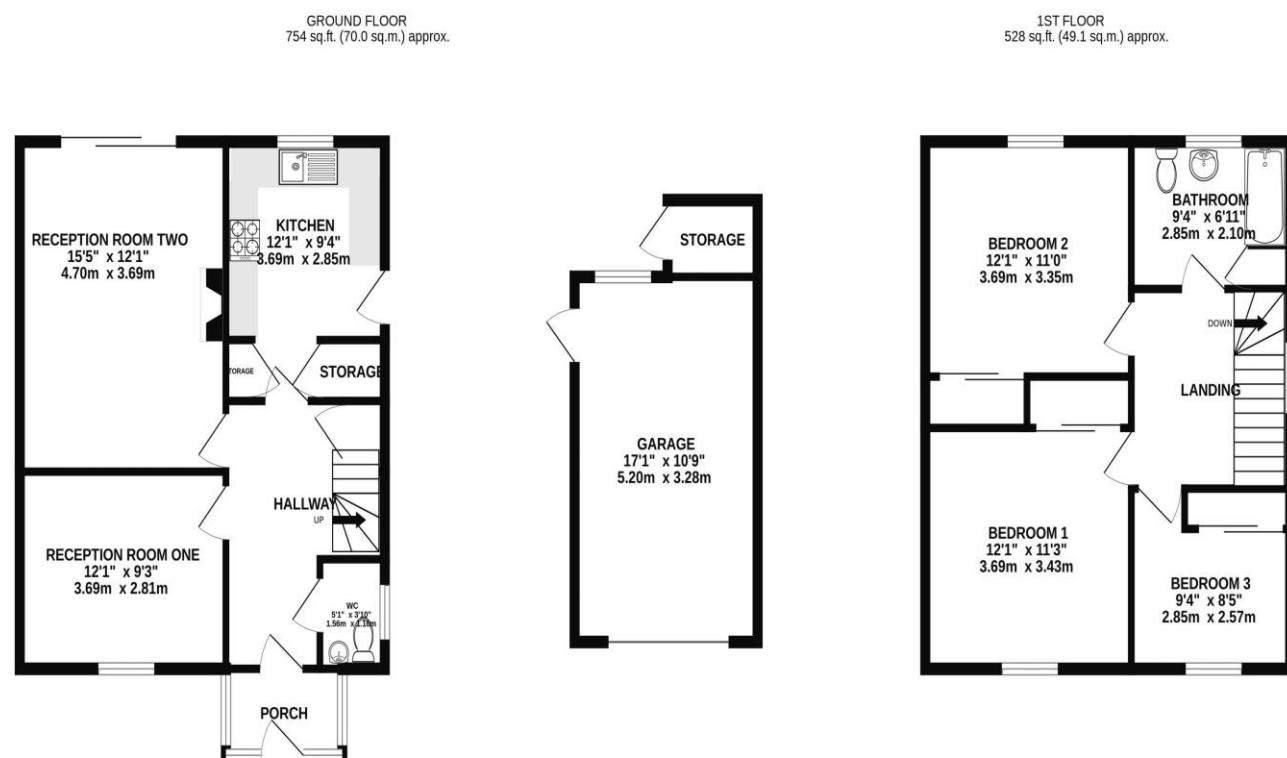
# TRACY PHILLIPS

## Estates



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## Estates



TOTAL FLOOR AREA: 1282 sq.ft. (119.1 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             | 58 D    | 79 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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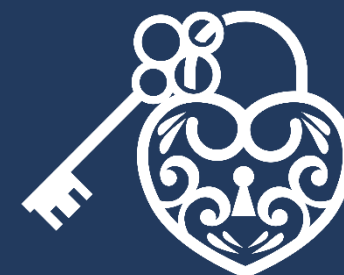
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Offers Over £300,000

Westfield Grove, Wigan WNI 2QJ

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Positioned in a popular residential location, this spacious three-bedroom semi-detached home offers generous living accommodation throughout, making it an excellent choice for families or those looking to put their own stamp on a well-maintained property. To the front of the property there is driveway parking leading to the garage, additional on-street parking and a low-maintenance front garden finished with gravel and decorative stone. The accommodation begins with an entrance porch leading into the welcoming hallway, which benefits from useful understairs storage. A convenient ground floor cloakroom is fitted with a WC and wash hand basin. To the front of the property is a substantial and versatile reception room, flooded with natural light from the large front-facing window. To the rear, the impressive lounge provides an excellent entertaining and relaxing space, featuring an attractive open fireplace and patio doors opening directly onto the rear garden. The spacious kitchen offers a range of fitted wall and base units with integrated electric oven and hob, plumbing for a washing machine and additional appliances, an external door providing access to the garden, and two generous built-in storage cupboards. To the first floor, the impressive principal bedroom is located at the front of the property and benefits from fitted wardrobes. A second generous double bedroom overlooks the rear garden and also includes built-in wardrobes. The third bedroom is a good-sized single room. The family bathroom is fitted with a shower over the bath, vanity wash hand basin, WC, airing cupboard housing the newly installed boiler, and practical vinyl wall coverings. Externally, the rear garden is fully enclosed, mainly laid to lawn and enjoys a desirable south-facing aspect, providing the perfect space to enjoy the sunshine throughout the day. The property is offered with NO ONWARD CHAIN.









