



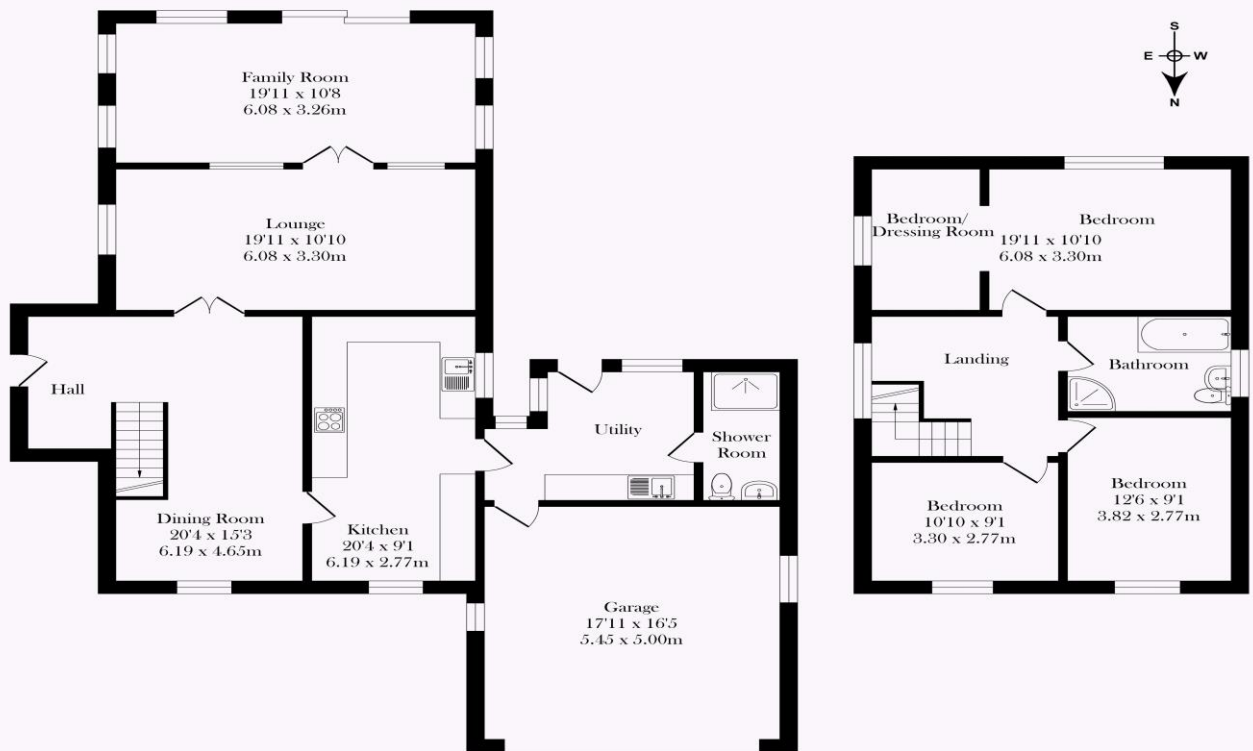
# TRACY PHILLIPS

## Estates



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	78 C
39-54	E		
21-38	F		
1-20	G		



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Asking Price £450,000

Romney Way, Whitley WNI 2QQ





Nestled along a peaceful cul-de-sac in one of the most sought-after locations in the Whitley area of Wigan, this exceptional residence offers a rare opportunity to own a truly immaculate and meticulously curated home. Located just moments from the stunning Haigh Country Estate and the iconic Mesnes Park, the property boasts excellent transport links, including two mainline railway stations and access to the motorway network—placing Manchester just a 40-minute commute away. Offering approximately 1,987 sq. ft. of beautifully redesigned accommodation, this home has been lovingly transformed by the current owners with no expense spared. Originally designed as a four-bedroom property, it currently comprises three bedrooms and a luxurious dressing room, which can easily be reinstated as a fourth bedroom if desired.

Highlights of this exceptional home include: elegant shuttered windows throughout, a bespoke Matthew Marsden kitchen with handmade cabinetry, quartz work surfaces, and a hand-built breakfast nook, stunning open-plan dining hall featuring an impressive oak staircase, cosy lounge with feature marble fireplace and remote-controlled gas fire, striking Crittall-style doors leading into a serene family garden room which is flooded with light via Velux roof lights and a bank of windows and remote-operated blinds to both the roof lights and windows, a sizeable utility room, beautifully appointed with designer units and a separate sink and access to an integral double garage with electric doors and a luxurious ground floor cloakroom/shower room finished to the highest standard

The first floor offers three generously sized bedrooms, an elegant dressing room (formerly the fourth bedroom), and a spacious four-piece family bathroom, all centered around a bright and open landing with views over the ground floor below.

Positioned on a private, secure corner plot, the beautifully landscaped south-facing gardens wrap around the home, offering manicured lawns, pretty planted borders, and Indian stone patio areas—perfect for outdoor entertaining and relaxing.

This is one of the most immaculate and thoughtfully redesigned properties we have had the pleasure to present. Early viewing is highly recommended to fully appreciate the elegance, craftsmanship, and tranquility this stunning home has to offer. A Rare Gem in the Heart of Whitley.

















