



TRACY PHILLIPS

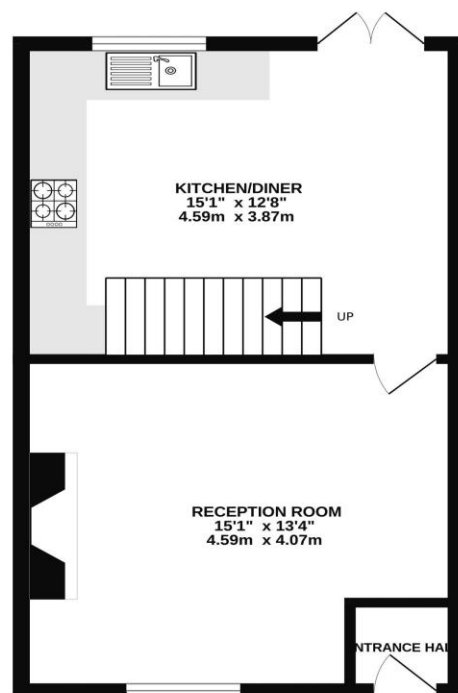
Estates



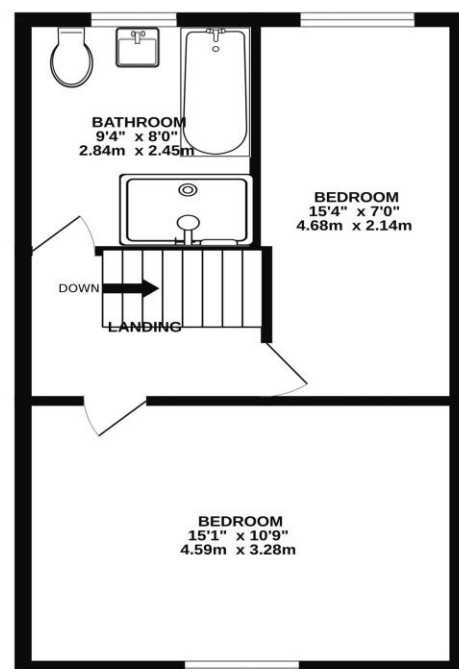
TRACY PHILLIPS

Estates

GROUND FLOOR
383 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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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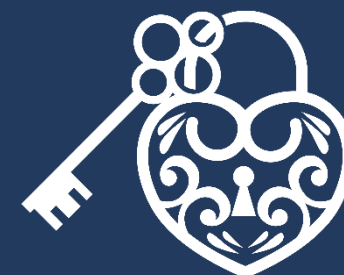
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Asking Price: £145,000

Holme Terrace, Wigan, WNI 2HG

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Situated along a lovely street in the popular area of Swinley, this smart two-bedroom mid-terrace property presents an ideal opportunity for first-time buyers or investors alike. The home is well presented throughout and offers comfortable, well-proportioned accommodation.

An entrance porch leads into a good-sized lounge featuring attractive built-in storage and shelving, complemented by a modern contemporary fireplace that creates a welcoming focal point. To the rear, the spacious kitchen and dining area is fitted with striking modern units and includes an oven and along with space for the usual appliances. There is ample room for a dining table, making this a practical and sociable space. French doors provide direct access to the rear courtyard. The staircase rises to the first floor, where the main bedroom is of an excellent size. The second bedroom is located to the rear of the property and is also well presented. Completing the first-floor accommodation is the bathroom, which is fitted with a four-piece suite comprising a jacuzzi bath, separate shower, wash hand basin and WC.

Externally, the rear courtyard is safe and secure, flagged for ease of maintenance and benefits from a good degree of privacy. A raised planting bed adds character, and a rear access gate provides practical external access.

Ideally positioned in the heart of Swinley, this traditional terraced home lies within easy walking distance of Mesnes Park, Haigh Hall, the town centre, and railway stations, as well as the trendy bars and cafes of Swinley—making it a well-connected spot with a strong sense of place.

Early viewings of this great starter home are strongly recommended.





