



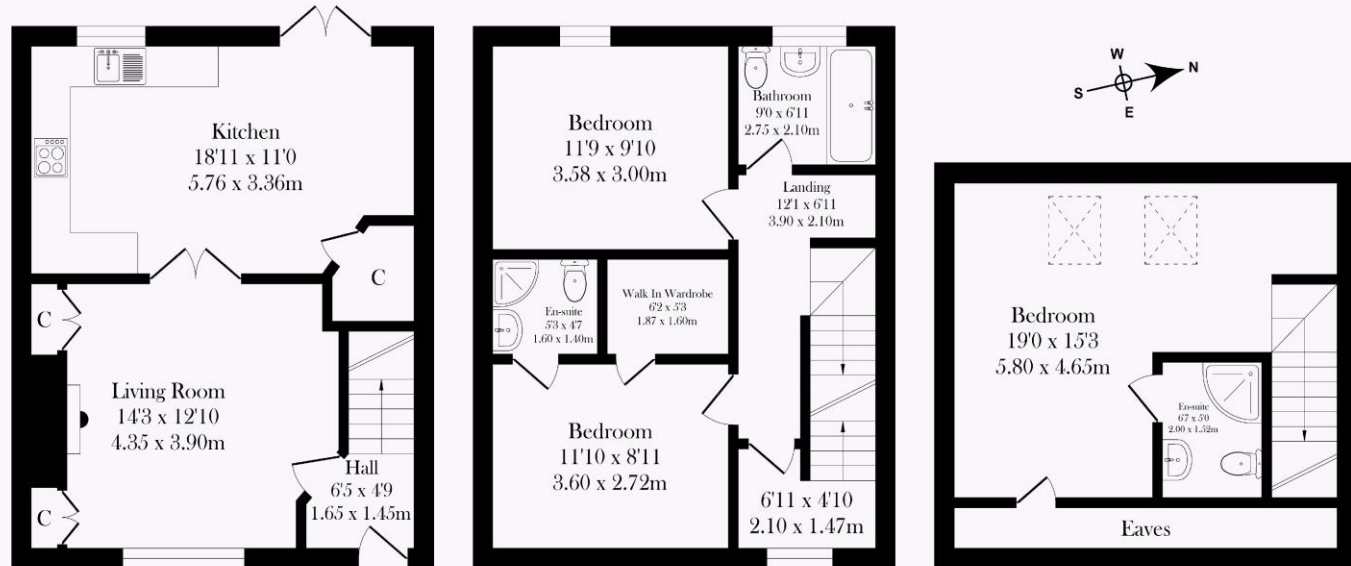
# TRACY PHILLIPS

Estates



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Estates



Ground Floor  
Approx. Floor  
Area 43.4 Sq.M  
(467 Sq.Ft.)

First Floor  
Approx. Floor  
Area 43.4 Sq.M  
(467 Sq.Ft.)

Second Floor  
Approx. Floor  
Area 27.2 Sq.M  
(293 Sq.Ft.)

**Total Approx. Floor Area 114.0 Sq.M. (1227 Sq.Ft.)**

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



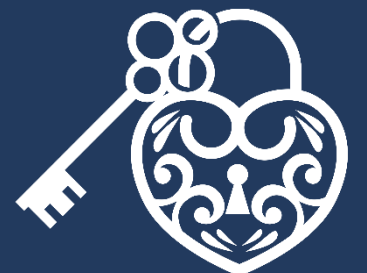
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Asking Price £220,000

Gidlow Lane, Wigan WN6 7AW



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Located within easy walking distance of Wigan town centre and Mesnes Park, this modern three-storey home is immaculately presented and meticulously maintained, offering an impressive 1,227 square feet of stylish accommodation arranged over three floors. Attractive in appearance and benefitting from dedicated parking for the mews, this property is ideal for those seeking contemporary, low-maintenance living in a highly convenient setting.

The accommodation begins with a welcoming entrance hallway, with a staircase leading to the first floor. The beautiful, light-filled lounge is a standout space, featuring a newly built and striking media wall incorporating a contemporary fire, column radiator, and wood-effect flooring. Double doors open through to a spacious dining kitchen, fitted with a range of neutral units and integrated appliances including a dishwasher, fridge, freezer, and electric oven. Further benefits include double doors leading out to the pretty courtyard garden and a large walk-in understairs storage cupboard. To the first floor, a central landing gives access to two generously sized bedrooms. One of the bedrooms boasts a stylish en-suite shower room as well as a large walk-in wardrobe. A well-appointed family bathroom also serves this floor. Rising to the top floor, the impressive master bedroom suite is a real highlight, featuring Velux roof lights and its own en-suite shower facilities, all beautifully presented to create a peaceful and private retreat.

Externally, the property is garden-fronted, set behind a low brick wall with railings, while to the rear is a safely enclosed and private garden with a patio area and low-maintenance lawn. The home also benefits from dedicated parking for the mews. Perfectly positioned within walking distance of Wigan town centre, Mesnes Park, and the mainline railway station, with excellent motorway links also close by, this superb home offers the ideal balance of comfort, style, and convenience.

Early internal inspection is highly recommended.





