



# TRACY PHILLIPS

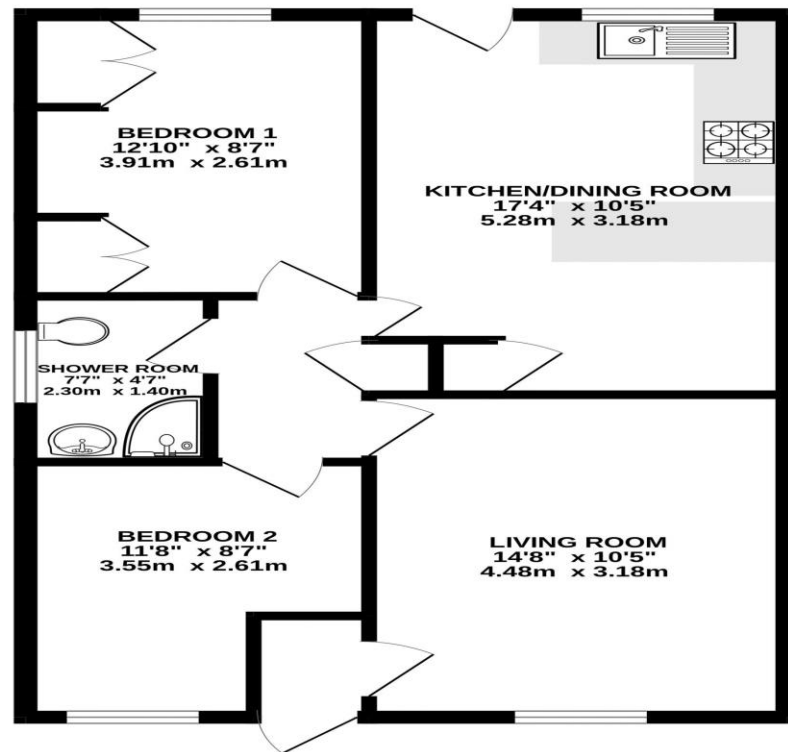
## Estates



# TRACY PHILLIPS

## Estates

GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



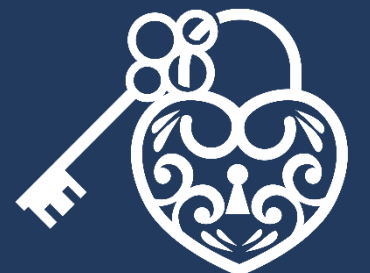
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Asking Price £185,000

Scot Lane, Wigan WN2 1YL



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Situated in the highly desirable village of Aspull, this well-presented two-bedroom semi-detached true bungalow offers comfortable, low-maintenance living, ideal for downsizers, first-time buyers, or those seeking single-level accommodation.

The property welcomes you with an entrance hall leading into a lounge, complete with a gas fireplace. The spacious kitchen-diner has ample worktop space, fitted units, and space for dining. A rear door provides direct access to the garden. There are two well-proportioned bedrooms, with the main bedroom offering fitted wardrobes for convenient storage. The modern bathroom features a shower enclosure, vanity basin, and W/C.

Externally, the rear garden is private and well-maintained, combining lawn and patio areas bordered by mature planting. To the front, a brick-paved driveway provides off-road parking for multiple vehicles, along with access to a single garage offering additional storage or workshop potential. Located in a popular residential area, Wigan town centre is just a short distance away, offering a wide range of shops, restaurants, and leisure facilities. The area also benefits from excellent transport links and access to major road networks, making it ideal for commuters. The property is offered with no onward chain.



