



TRACY PHILLIPS

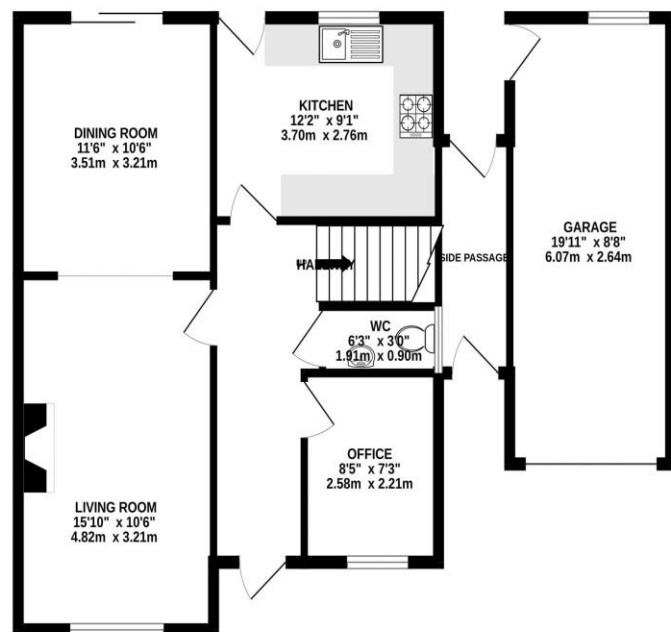
Estates



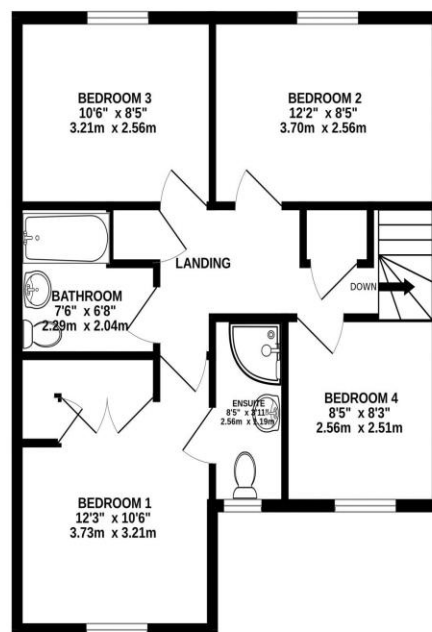
TRACY PHILLIPS

Estates

GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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		
39-54	E		
21-38	F		
1-20	G		

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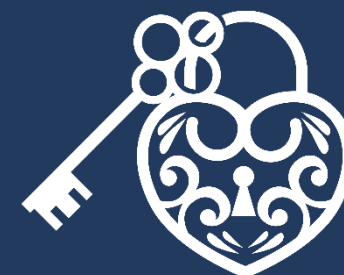
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Offer Over £360,000

Earl Street, Wigan WNI 2BH

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This is a nicely proportioned family home offering generous accommodation throughout, together with off-road parking for two to three cars and a single brick-built garage.

The welcoming entrance hallway features a tiled floor and provides access to the ground floor accommodation. To the front is a versatile study, which could also be used as a fifth bedroom. There is also a useful downstairs cloakroom with WC, wash hand basin and storage cupboard beneath the stairs. The spacious lounge features a gas fire and electric blind and flows through to the dining room via an attractive archway. The dining room has patio doors opening onto the rear garden, together with a serving hatch through to the kitchen. The kitchen was refitted approximately four to five years ago and is fitted with a range of contemporary units, complemented by quartz worktops. There is a combination of a two-ring gas hob and two-ring halogen hob, together with a double oven. A door provides direct access to the rear garden. The tiered rear garden enjoys a south-westerly aspect and is enclosed, providing a private and attractive outdoor space.

To the first floor, there are four bedrooms. The master bedroom is positioned to the front and benefits from fitted wardrobes and a recently fitted en-suite shower room, comprising a corner shower, wash hand basin, WC and heated towel rail. There is a good-sized single bedroom to the front, while two further bedrooms to the rear provide excellent additional accommodation, with one being a good-sized double and the other offering even more generous proportions.

The landing benefits from two useful storage cupboards, providing excellent additional storage space. The family bathroom comprises a bath with shower over, wash hand basin, WC and heated towel rail.

The loft is partially boarded and benefits from a fitted loft ladder, providing useful additional storage. The gas boiler is located in the garage and has been regularly serviced. The garage has power and water.

Overall, this is a well-sized family home offering flexible accommodation, excellent storage and useful outside space, with the added benefit of off-road parking and a garage.

