



TRACY PHILLIPS

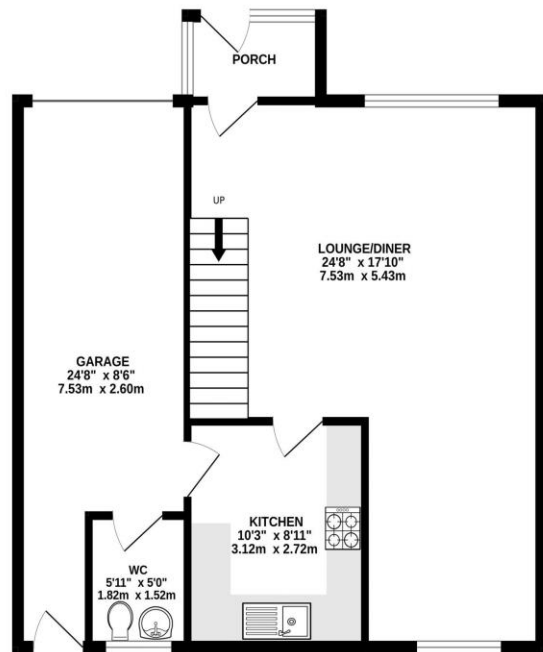
Estates



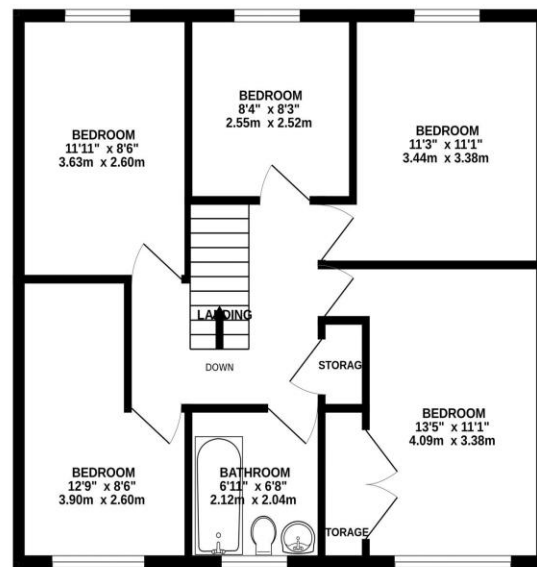
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Estates

GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA: 1327 sq.ft. (123.3 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	66 D	77 C
39-54	E		
21-38	F		
1-20	G		



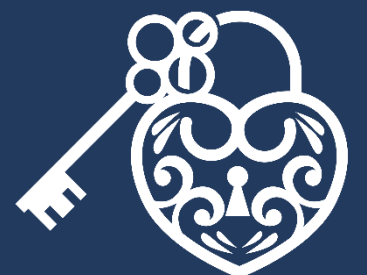
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

OIEO: £300,000

Walter Scott Avenue, Wigan WNI 2RH



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Located in the heart of Whitley on a quiet residential street, this extended and detached family home on Walter Scott Road offers impressive living space, spanning over 1,327 square feet. The property features a spacious open-plan dining kitchen, five well-proportioned bedrooms, and a family shower room. With generous room sizes throughout, the home also benefits from a sunny, rear garden — ideal for families and entertaining. Presented as a blank canvas, the home provides excellent potential for modernisation or further extension, making it a fantastic opportunity to create a dream family residence in a highly sought-after location. With outstanding local schools and excellent transport links close by, this is a prime spot for families.

The accommodation begins with an entrance hallway that leads into a bright and welcoming open-plan lounge and dining area, centred around a cosy fireplace. At the rear of the home, the kitchen is fitted with a range of wall and base units, an eye-level oven, and provides internal access to the integral garage. A convenient ground floor cloakroom is also located off the kitchen, with a door opening into the garden. Upstairs, the first floor offers five bedrooms, some of which benefit from built-in storage, and a modern three-piece family shower room.

Externally, the property boasts a large block paved driveway, edged by lawns and leading to the integral garage. The rear garden is private, secure, and is currently laid to lawn with a flagged patio area. There is also a further brick built store/ workshop however this could be easily converted to a work from home space if needed.

Offered with no onward chain, this spacious and versatile home in the desirable area of Whitley is now available for viewings and offers an exciting opportunity for families looking to make a home their own.



