



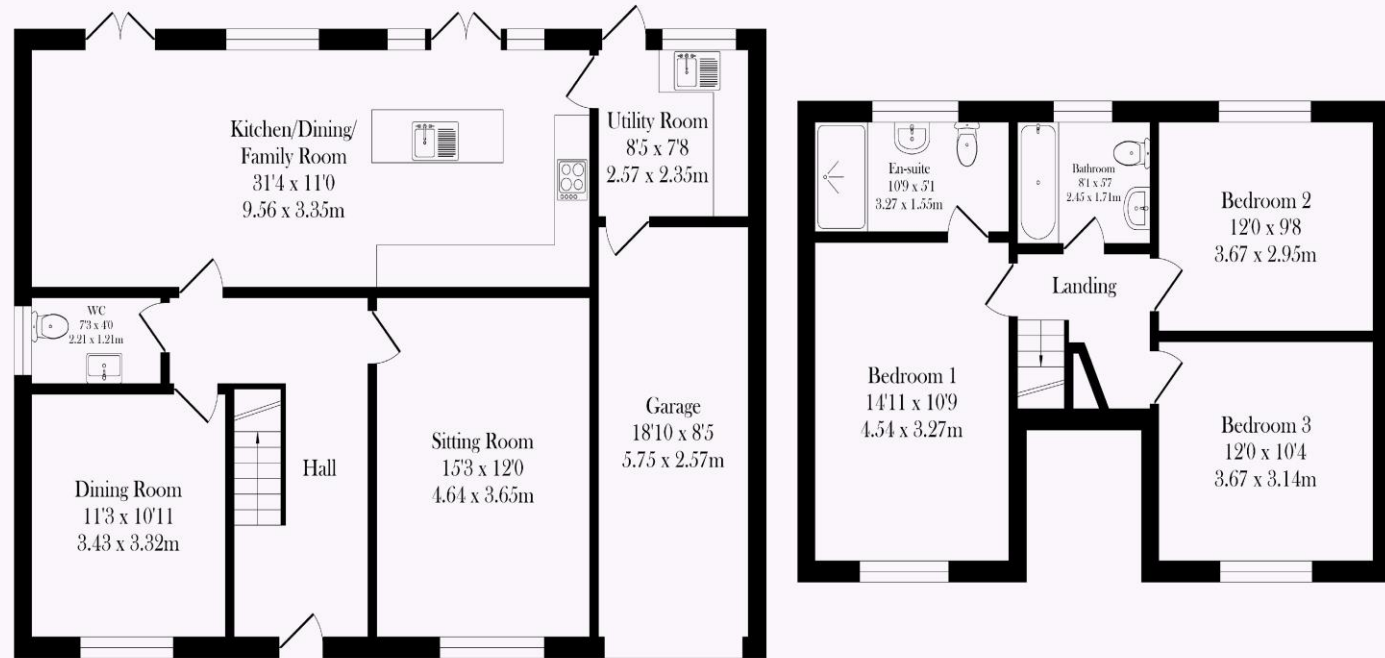
# TRACY PHILLIPS

## Estates



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Ground Floor  
Approx. Floor  
Area 101.8 Sq.M  
(1096 Sq.Ft.)

First Floor  
Approx. Floor  
Area 53.7 Sq.M  
(578 Sq.Ft.)

**Total Approx. Floor Area 155.5 Sq.M. (1674 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.



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		
		70 C	82 B



01257 422228

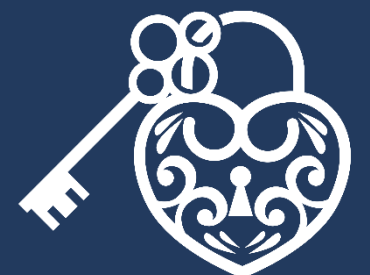
enquiries@tracyphillipsestates.com

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Asking Price: £495,000

Whitley Crescent, Wigan, WNI 2PR

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Located on one of Whitley's most sought-after lanes, this immaculate and stylish detached home offers true turn-key living. Set on a generous plot, it boasts private, secure, and beautifully landscaped rear gardens, along with a superb layout that delivers both flow and flexibility. A beautiful hallway sets the tone for this immaculate home, creating an immediate sense of space, light and elegance on arrival. Modern, elegant and impeccably presented throughout, the home has been thoughtfully updated to provide a versatile living space suited to both busy families and active couples alike. The reconfigured layout offers plenty of options to adapt the space to your lifestyle, while maintaining a warm and welcoming feel alongside its contemporary design.

At the heart of the home is the stunning open-plan kitchen, dining and family area — a sociable hub perfect for everyday living. Featuring a central island, ample Shaker style units and a charming woodburning stove, this space perfectly balances practicality with comfort, making it both cosy and the true heart of the home. Whether cooking, dining or relaxing, it's designed to bring people together. Two sets of French doors open out onto the rear garden, making it ideal for seamless indoor/outdoor entertaining. To the front of the property, a spacious lounge offers a peaceful retreat, ideal for unwinding in privacy. There is also a separate dining room, providing excellent flexibility — whether used for formal dining, a fourth bedroom, or a home office. Practicality is equally well considered, with a utility room and downstairs WC.

Upstairs, the impressive galleried landing provides to three well-proportioned double bedrooms, including a principal bedroom with an en-suite shower room, alongside a beautifully appointed family bathroom. All of the bedrooms are both generous in size and bright and light filled.

To the front there is ample parking for several vehicles on the immaculate front driveway, which sits in front of the integral single garage. There is also a handy covered store area to one side of the property perfect for storage. The landscaped rear garden has been designed with low maintenance in mind and makes the most of its elevated position, allowing you to enjoy the sun throughout the day. With multiple seating areas and a charming summerhouse positioned to capture the evening light, it's a perfect setting for both relaxation and entertaining.

The location is equally appealing. Haigh Country Park is just a short walk away, offering stunning scenery and a wide range of activities for all ages. The town centre is also easily accessible, whether by car or on foot. For families, the home is ideally positioned close to highly regarded schools, with Woodfield Primary School just a short walk away, and several excellent secondary options nearby. Whitley Crescent remains a highly desirable address, attracting discerning buyers seeking quality, style, and convenience. Among the variety of homes on the Crescent, this exceptional detached property truly stands out.

