



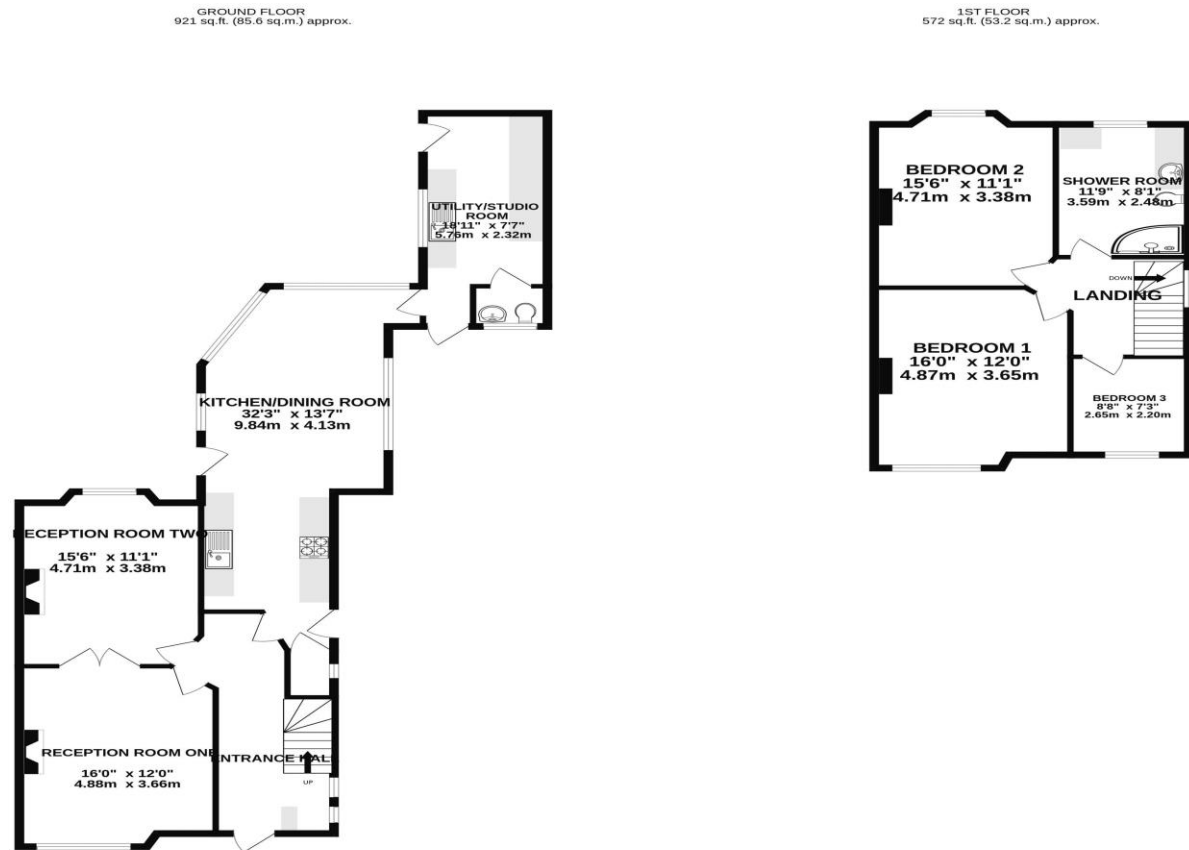
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA: 1493 sq.ft. (138.7 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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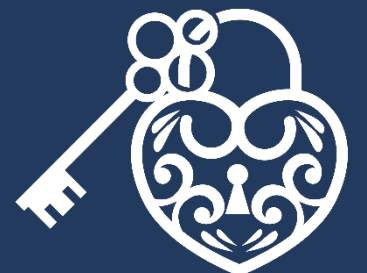
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Asking Price £295,000

Greenways, Wigan WN6 0AF

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Situated in a quiet cul-de-sac, this attractive property boasts a charming front garden with a lawn, mature trees, and shrubs. A driveway provides parking for 2–3 cars and leads to a carport.

The home retains a number of lovely period features, including wall panelling in the hallway and picture rails. The welcoming traditional hallway leads to a bright front lounge with a bay window and fireplace. To the rear, a second lounge also features a fireplace and enjoys views over the garden. The kitchen is fitted with a range of wall and base units, along with an integrated oven and gas hob, and includes a useful pantry cupboard. This opens through to a delightful dining area with windows overlooking the garden. A further reception room to the rear is fitted with units and plumbing, offering flexible use. There is also a convenient cloakroom with WC and wash basin.

Upstairs, the spacious master bedroom is located at the front and benefits from a beautiful bay window. The second bedroom is also generously sized and overlooks the rear garden. The bathroom is modern and newly fitted, featuring a large shower, WC, and vanity unit. A third bedroom provides a good-sized single room.

The rear garden offers a good degree of privacy, with lawned areas, mature trees, and shrubs. Ideally located near Standish village, the property benefits from a wide range of local amenities and excellent schools, while Wigan town centre is just a 15-minute drive away, offering superb transport links. The property is offered with no onward chain.





