



# TRACY PHILLIPS

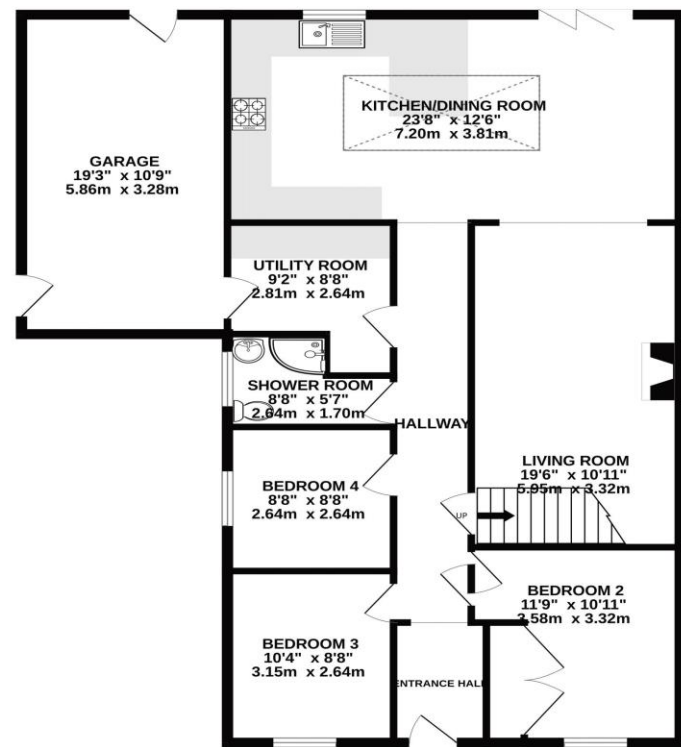
## Estates



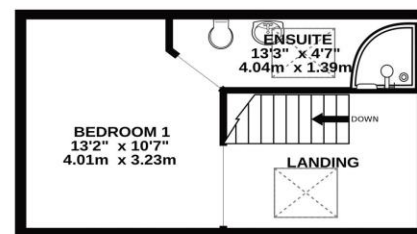
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## Estates

GROUND FLOOR  
1236 sq.ft. (114.8 sq.m.) approx.



1ST FLOOR  
276 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 1512 sq.ft. (140.5 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		68 D
39-54	E	51 E	
21-38	F		
1-20	G		



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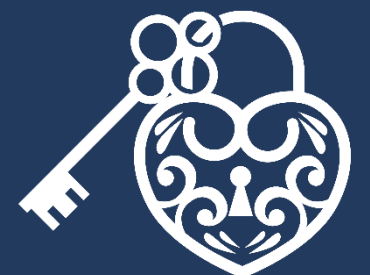
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers Over £400,000

Douglas Drive, Wigan WN5 8NT

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This beautifully presented and tastefully extended 3-bedroom home with an additional loft room has been lovingly restored by the current owners and is a true credit to them. Finished to an exceptional standard throughout, this stunning property must be viewed to fully appreciate the attention to detail, quality finishes, and versatile living space on offer. Situated on a quiet residential estate in the highly sought-after area of Orrell, the property enjoys excellent local amenities, restaurants, highly regarded schools, and beautiful countryside walks right on the doorstep. Despite its peaceful setting, the train station and motorway links are conveniently located just a 10-minute drive away.

The property offers fantastic kerb appeal, featuring a newly built brick wall to the front, driveway parking for 2-3 cars, and a beautifully maintained lawned garden. There is also a charming wooden outbuilding with glazed windows, currently used as a gym, along with an additional storage room and two log stores. In addition, the home benefits from several fully owned solar panels installed on the roof, along with a battery storage system located in the garage, helping to improve energy efficiency and store generated electricity for later use.

The welcoming entrance porch, complete with tiled flooring, opens into a stunning panelled hallway with wood flooring, immediately setting the tone for the quality found throughout the home. To the front of the property are two generously sized double bedrooms, along with a third double bedroom positioned to the side of the home. A stylish family bathroom features a large walk-in shower, WC, vanity sink unit, and heated towel rail.

A spacious utility room provides excellent additional storage with bespoke fitted units, a clothing rail, and plumbing for both a washing machine and tumble dryer. The heart of the home is the breathtaking open-plan kitchen diner. Bi-fold doors open directly onto the rear garden, creating a wonderful indoor-outdoor living experience. The contemporary kitchen is fitted with integrated appliances including a large gas hob, double oven, fridge freezer, and dishwasher, all complemented by granite worktops and a breakfast bar. The dining area flows seamlessly into a cosy lounge/snug featuring a log-burning stove and feature panelled wall.

The impressive master bedroom occupies the attic level and is accessed via a staircase with an oak and glass balustrade. This luxurious space benefits from extensive eaves storage and a stylish en-suite bathroom comprising a shower, WC, and vanity sink unit. Please note that whilst the loft space is currently used as a master bedroom, there is no building regulations certificate in place for this conversion.

Externally, the south-facing rear garden has been thoughtfully landscaped and offers a patio area, a large, covered seating area beneath a pergola, lawn, raised planting beds, and a beautiful selection of flowers and trees. There is also a further wooden outbuilding complete with electricity and internet connection. The integral garage is fully insulated and benefits from power and water supply.

Additional improvements carried out by the current owners include a full rewire, new windows, a brand-new boiler and heating system, and the installation of the owned solar panel and battery storage system. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.





