



TRACY PHILLIPS

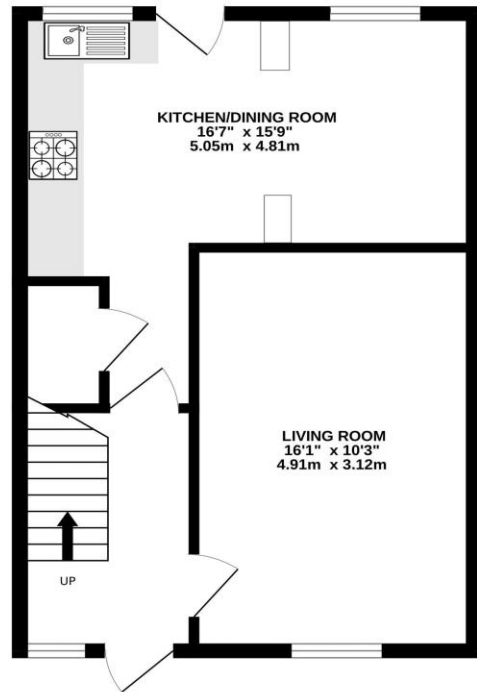
Estates



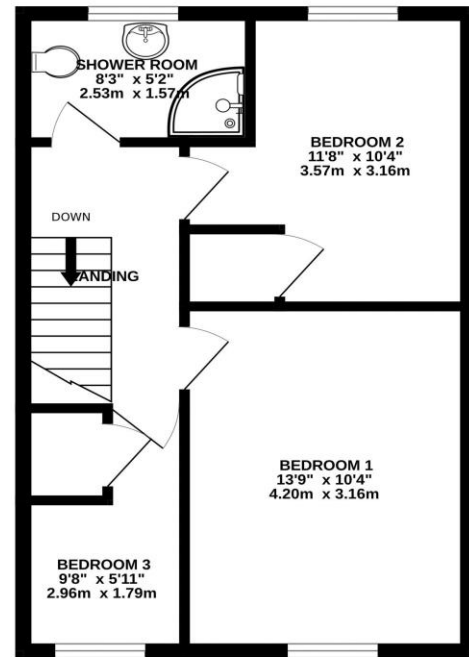
TRACY PHILLIPS

Estates

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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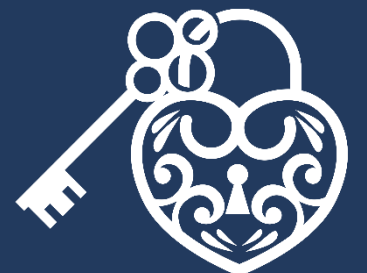
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Asking Price £140,000

Lime Street, Wigan WNI 3QZ

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This well-presented three-bedroom mid-terrace home is ideally situated within a 10-minute walk of Wigan Town Centre, offering excellent access to transport links and local amenities. Convenient on-street parking is available directly across the road. The property is approached via a neatly maintained front garden, featuring gravel, wrought iron fencing, and a matching gate, with a pathway leading to the front door.

Inside, a traditional entrance hallway welcomes you into the home. To the front, the spacious lounge provides a comfortable living area, complete with an electric fireplace. To the rear, the dining kitchen is fitted with a range of units and opens into a dedicated dining space, with the added benefit of a useful storage cupboard beneath the stairs.

Upstairs, the first floor offers a generously sized master bedroom to the front, a large second bedroom to the rear, and a well-proportioned third bedroom, ideal as a single room or home office, featuring a built-in cupboard over the stairs. The modern bathroom is stylishly finished, comprising a large shower, vanity sink, WC, and tiled flooring.

Externally, the rear garden is low maintenance and secure, with a charming layout that includes shrubs and planted tubs. There is also a substantial shed and a brick outbuilding, providing excellent additional storage.





