



# TRACY PHILLIPS

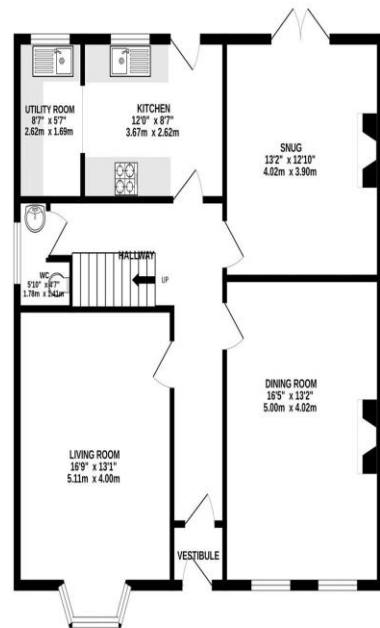
## Estates



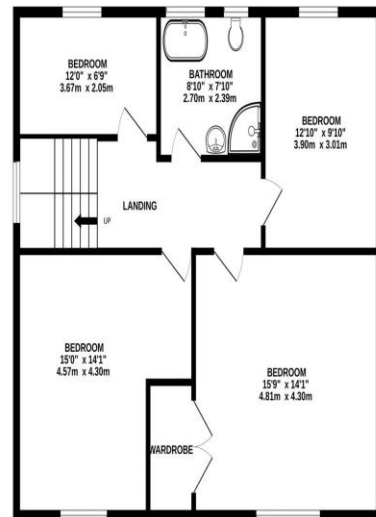
# TRACY PHILLIPS

## Estates

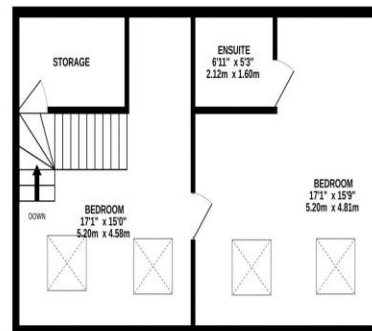
GROUND FLOOR  
895 sq.ft. (83.2 sq.m.) approx.



1ST FLOOR  
829 sq.ft. (77.0 sq.m.) approx.



2ND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 2249 sq.ft. (208.9 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.  
Made with Metropix ©2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	80 C
39-54	E		
21-38	F		
1-20	G		



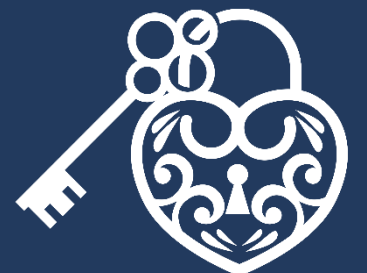
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers in Excess of £400,000

St. Malo Road, Wigan WNI 2PN



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



## A Truly Exceptional Five/Six Bedroom Period Home in Whitley

This outstanding double-fronted semi-detached period residence is brimming with character, charm, and elegance. Behind its handsome façade lies over 2,249 square feet of beautifully renovated living space, spread across three spacious floors — perfect for larger families seeking both style and substance. Situated on the sunny side of the ever-popular St Malo Road in the highly sought-after district of Whitley, this home is within the catchment area for the outstanding Woodfield Primary School and just a short stroll from the picturesque Haigh Hall Plantations Country Park. The area is renowned for its impressive period properties and its appeal to families looking for a blend of tradition and convenience.

Internally, the home has been tastefully modernised while retaining its period charm. A welcoming original glazed entrance porch leads into a grand reception hallway, where the beautifully preserved spindled staircase makes a striking first impression. A convenient WC/cloakroom is also located just off the hallway. There are three generous reception spaces on the ground floor. The first is a stylish formal lounge showcasing classic features such as a decorative ceiling, coving and a dado rail. The second reception room mirrors this elegance. To the rear, a warm and inviting snug features a fabulous open fireplace with a wood-burning stove and double-glazed French doors opening onto the rear garden. The traditional kitchen blends functionality and charm, complete with a range of integrated appliances and contrasting wood and laminate worktops. A separate utility room houses laundry appliances, keeping the main living spaces clutter-free.

The first floor is accessed via a stunning returning staircase, with a feature window flooding the space with natural light. This level offers four spacious and bright bedrooms, each with its own appeal. The luxurious family bathroom is a standout feature, comprising a four-piece suite with a vanity unit, WC, slipper bath, and separate walk-in shower. The second floor is a true highlight — a fully converted master suite that spans the entire top level. This expansive retreat includes a sitting area (or optional sixth bedroom), an en suite shower room and Velux roof windows that fill the space with natural light.

Externally, the home enjoys a private, low-maintenance rear garden with a sunny south-westerly aspect. The garden includes a mix of lawn and gravelled seating areas, perfect for relaxing or entertaining.

This is a rare opportunity to acquire a substantial and beautifully presented family home in one of Whitley's most desirable locations. Early viewing is highly recommended to fully appreciate the quality, space, and lifestyle this property has to offer.









