



TRACY PHILLIPS

Estates

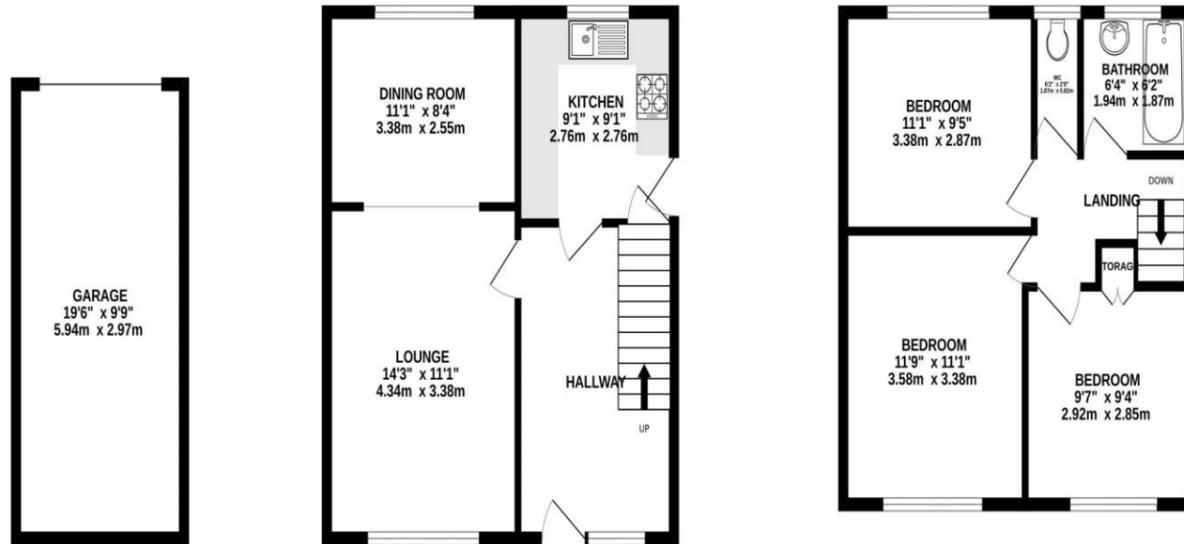


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GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.5 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		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £225,000

Balnel Walk, Wigan WNI 3UU

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Tucked away at the end of a quiet cul-de-sac, this three bedroomed semi-detached home enjoys a rare and peaceful background of tranquil woodland. Thoughtfully presented throughout, this home offers modern comfort with nothing left to do but move in. There is a spacious single garage close to the property.

The rear garden features a welcoming patio area, vegetable patch and potting shed. Inside, a generous hallway leads through into the spacious lounge with charming living flame fire. An adjoining open plan dining area overlooks the rear garden. The fitted kitchen comes complete with modern units, electric hob and oven and has a side access door to the gardens.

Upstairs you will find a fitted bathroom with panelled bath/shower, and sink. There is a separate w.c. The master bedroom is beautifully finished, the second is a spacious double and the third is a comfortable single - ideal as a child's room, guest space or home office. All the bedrooms have ample fitted storage units.

Beyond the excellent finish, this home offers a rare connection to nature, with regular visits from woodland wildlife, enhancing the peaceful private setting. A truly special property which balances contemporary living with a tranquil, natural atmosphere. The property lies adjacent to Haigh Country Estate with 220 acres of woodland, historic house and wildlife. It offers really easy access into Wigan town centre and the motorway network.

Viewings of this property are highly recommended.





