



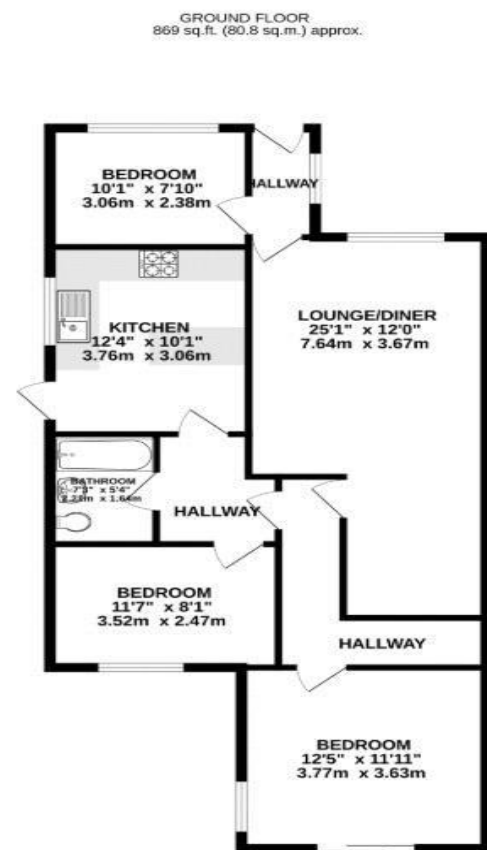
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA: 869 sq.ft. (80.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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Asking Price: £200,000

Alston Road, Wigan, WN2 1AU



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Located in an ever-popular area on a quiet residential estate, this recently refurbished bungalow offers extended and versatile accommodation, now providing three bedrooms and a stunning open-plan living space. Beautifully presented throughout, the home features a smart designer kitchen complete with a central peninsula ideal for informal dining, stylish cabinetry and an electric oven and hob.

The accommodation briefly comprises an entrance hallway with access to bedroom three, which can also be used as a study if preferred. This leads into the bright open-plan lounge and dining area with a feature fireplace, and on to the contemporary designer kitchen with access to the side of the property. The inner hallway leads to two further bedrooms, one boasting French doors opening onto the rear garden, along with a recently refurbished bathroom fitted with a modern P-shaped bath, vanity wash basin unit, and integrated WC.

Externally, the property offers a double-width driveway bordered by a low-maintenance gravel bed. A side pathway leads to a brick-built garage and an easy-to-care-for rear garden which is both private and secure.

This sought-after location provides excellent access into Wigan town centre, with its wide range of amenities, along with convenient local shops for everyday needs. Motorway links are within easy reach, and the beautiful grounds of Haigh Hall are just a short walk away.

Available with no onward chain and vacant possession. Viewings are now welcomed.





