



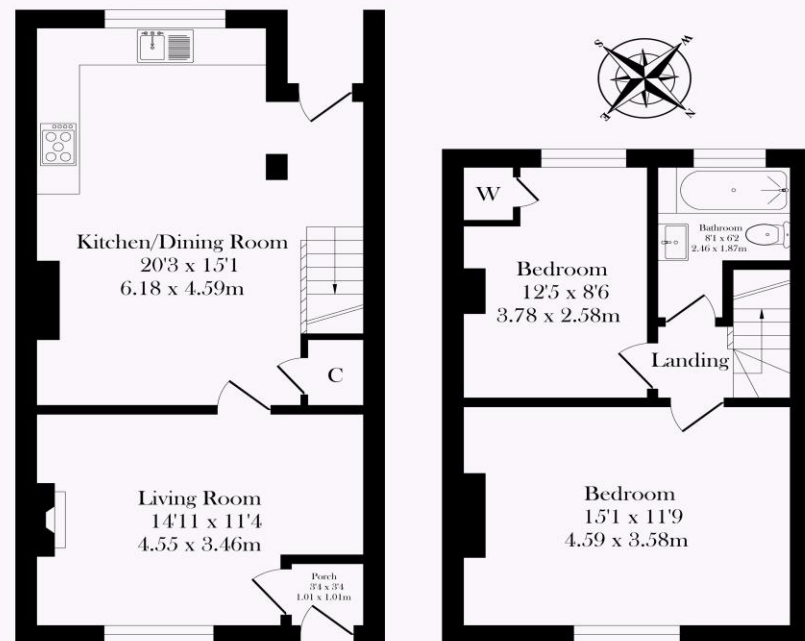
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor
Area 43.2 Sq.M
(465 Sq.Ft.)

First Floor
Approx. Floor
Area 34.4 Sq.M
(370 Sq.Ft.)

Total Approx. Floor Area 77.6 Sq.M. (835 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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



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Asking Price: £140,000

Little Lane, Wigan, WN3 6PZ



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This lovely mid-terrace home is nestled on a quiet road, offering picturesque views of a playing field to the front and tranquil woodland to the rear. The property benefits from two dedicated parking spaces at the rear, in addition to convenient on-street parking across the road.

Step inside through the entrance porch—ideal for storing shoes and coats—into a bright and welcoming lounge. This delightful space features an oak fireplace. To the rear of the home is a spacious kitchen/diner that enjoys views over the beautifully maintained rear garden. The kitchen is well-equipped with a range of units, including an induction hob and oven. Adjacent to the kitchen is a versatile dining/snug area, ideal for entertaining or relaxing with family. Upstairs, the master bedroom is positioned at the front and is bright and spacious, with newly installed wardrobes. The second bedroom overlooks the garden and woodland, and features a stylish panelled wall along with a built-in storage cupboard. The family bathroom is fitted with a shower over the bath, WC, and sink. Additional benefits include a fully boarded loft with pull-down ladders, providing excellent storage space.

Externally, the south-facing rear garden enjoys plenty of sunshine and features a lawn, path, raised borders, gravel areas, and a large garden shed, perfect for gardening or relaxing outdoors.

This well-maintained home has been rewired within the last two years, and the boiler was installed just 18 months ago, offering peace of mind for the new owners.

Early viewing is highly recommended.





