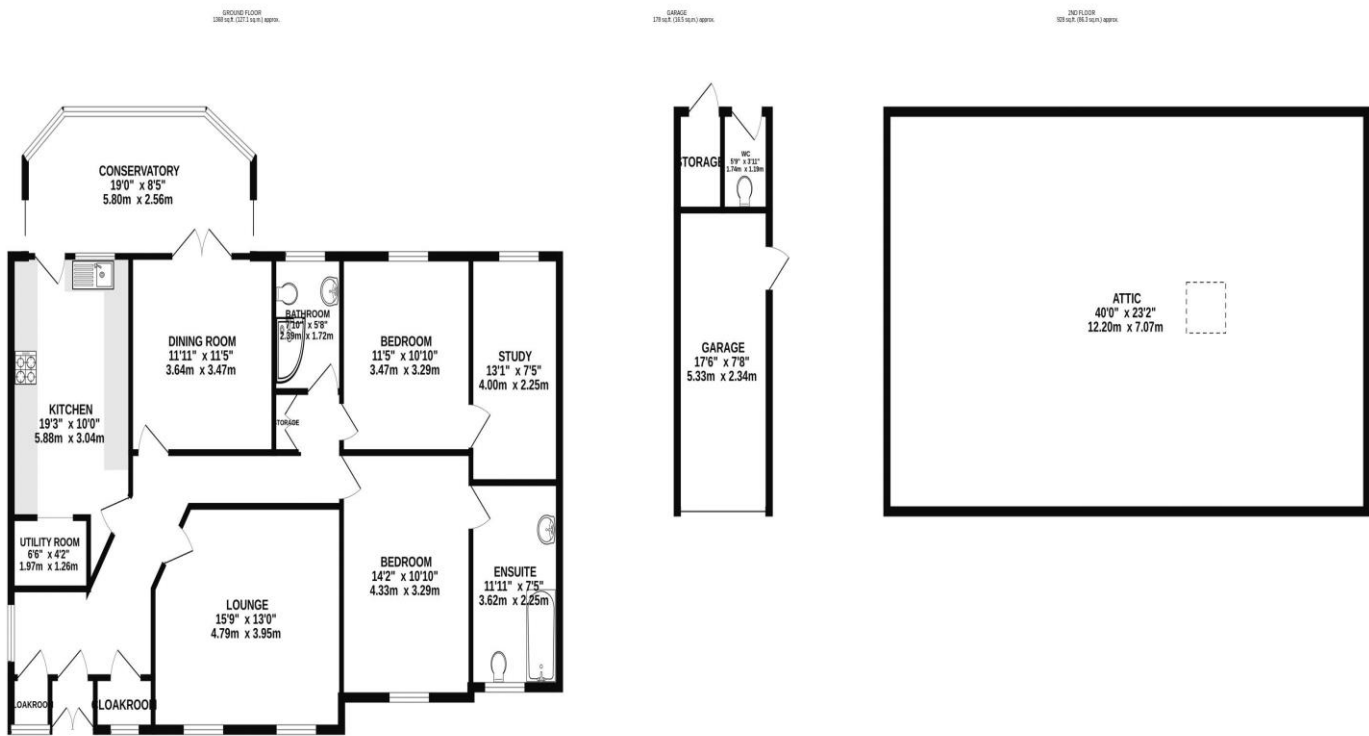




[Grab your reader’s attention with a great quote from the document or use this space to emphasise a key point. To place this text box anywhere on the page, just drag it.]



TOTAL FLOOR AREA : 2474 sq.ft. (229.9 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £309,995

Clifton Crescent, Wigan WNI 2LB

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 charming, substantial detached bungalow offering exceptional appeal with convenient walking distance to the town centre, railway stations, hospital, Mesnes Park, and Haigh Woodland Park and with a flexible layout suitable for families, with potential for expansion into the large loft space. It is located along one of the most desirable streets in Swinley and is ready to move in to with central heating, double glazing, and recent redecoration throughout. The property is also offered with vacant possession and no onward chain.

Briefly comprising an entrance vestibule which features a tiled floor, adding a touch of elegance, leading to the reception hall which is highlighted by an original stained-glass window and two built-in cloak cupboards (both with stained glass). There are two reception rooms - one located to the front of the property with two large picture windows and a feature fireplace whilst the second reception room is at the rear and includes an electric fire and French doors leading to the additional conservatory. A fully fitted kitchen incorporating a range of built-in units and a separate utility room enhance the practical appeal. The main bedroom is positioned at the front of the property and is completed with its own en suite bathroom whilst two further bedrooms (which are inter-connected) are ideal for either bedrooms, a home office or guest suite and a further shower room provides added convenience.

Externally, there are mature gardens to both the front and rear of the home with the rear offering privacy and facing in a sunny South Westerly direction. There is an additional driveway suitable for several vehicles and which leads to the detached garage with electric roller door.

Viewings of this impressive true bungalow are now welcomed.





