



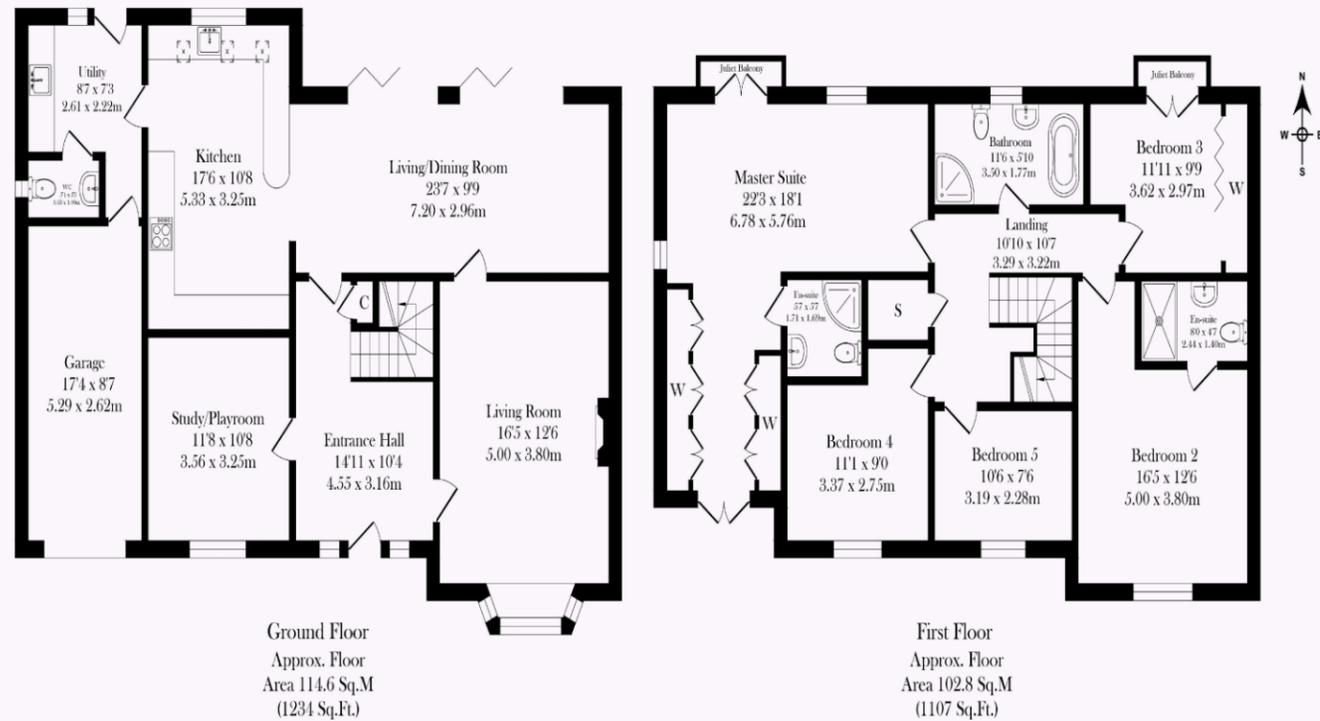
# TRACY PHILLIPS

## Estates



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Total Approx. Floor Area 217.4 Sq.M. (2341 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £775,000

Marylebone Place, Wigan



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Wisteria is a detached home which epitomizes luxury living, boasting meticulously presented accommodation and an exceptional standard of finish across its 2341 square feet. From the moment you step into the impressive reception hallway, you're greeted with a sense of grandeur that sets the tone for the rest of the property. The living areas are designed with both family living and entertaining in mind, offering a perfect balance of modern elegance and charm. The property enjoys stunning views over landscaped gardens towards Haigh Estates, providing a picturesque backdrop for everyday living.

Highlights of the accommodation include a beautifully appointed sitting room featuring an impressive slate wall fireplace housing a contemporary living flame fire, a bespoke study which is currently used as a pretty playroom and a huge open plan kitchen that seamlessly flows into a formal dining area, perfect for hosting guests. The kitchen is appointed with a stylish range of modern sleek units and includes a freestanding range cooker and extractor hood, integrated pan drawers and dishwasher. Velux roof lights and Bi fold doors out to the garden set the scene for this most beautiful room. There is also a useful and good-sized utility room which leads into the integral garage, and a handy cloakroom completes the ground floor. Upstairs, the feature gallery landing leads to five outstanding bedrooms, including a lavish master suite with a Juliet balcony overlooking the impressive landscape and a separate dressing area and a luxury en-suite shower room. The second bedroom also boasts en-suite facilities, while the three further bedrooms are served by an impressive family bathroom. Bedroom three features a further Juliet balcony overlooking this unique location.

Externally, the property is accessed via a gravelled driveway and entry to a large gravelled forecourt parking area with access to the side elevations. The plot is beautifully and recently landscaped, gardens with synthetic lawns, fabulous patio areas finished in Porcelain, perfect for outdoor entertaining, and a covered pergola.

Tucked away in this little known peaceful location, the property's highly regarded address in Whitley offers access to a busy town centre with local shops, amenities and excellent schools, as well as convenient commuting links via motorways and rail.

In summary, this home offers an extraordinary lifestyle opportunity, combining luxurious living spaces with stunning outdoor surroundings, making it truly exceptional.

Viewing is highly recommended of this quite unique and delightful home to fully appreciate all that it has to offer.









