



TRACY PHILLIPS

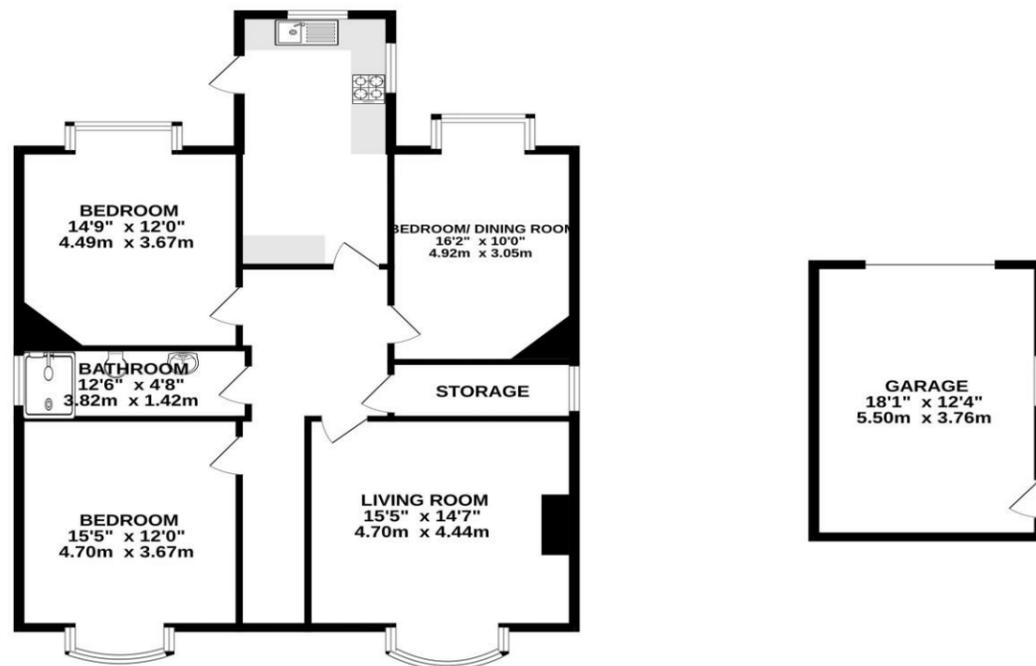
Estates



TRACY PHILLIPS

Estates

GROUND FLOOR
1285 sq.ft. (119.4 sq.m.) approx.



TOTAL FLOOR AREA: 1285 sq.ft. (119.4 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		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



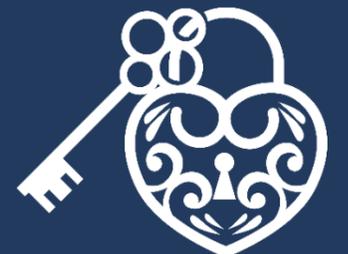
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Asking Price: £270,000

Gidlow Lane, Springfield, Wigan



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A fantastic opportunity to purchase a Freehold detached double fronted bungalow occupying a desirable location within walking distance of local shopping and schooling and being convenient for Mesnes Park and the Town Centre.

The bungalow offers beautifully presented accommodation that has been fully modernised and is ready to move into without further expense. There is double glazing and central heating, and the accommodation is all on the ground floor and briefly comprises: a reception hall with double glazed entrance door, lounge at front with bay window, fireplace with log burner and laminate flooring, rear dining room/third bedroom with French doors leading to rear gardens and laminate flooring, kitchen with fitted wall and base units, contrasting worktops and integrated oven and hob with extractor hood, single drainer sink unit, tiled floor, double glazed window to rear and double glazed external door to side. There are two double bedrooms as follows, one at rear with double glazed french doors leading to rear gardens, cast iron fireplace, bedroom two at front with bay window and column radiator. Shower room with shower cubicle, wash basin and low level WC, tiled walls and floor.

To the outside there are low maintenance gardens to the front and enclosed rear gardens laid to lawn with decked seating area. The rear gardens are not overlooked and enjoy a westerly aspect. There is a single car garage with access from the rear.

Viewings are essential to appreciate both the location and the quality of the accommodation on offer.





