



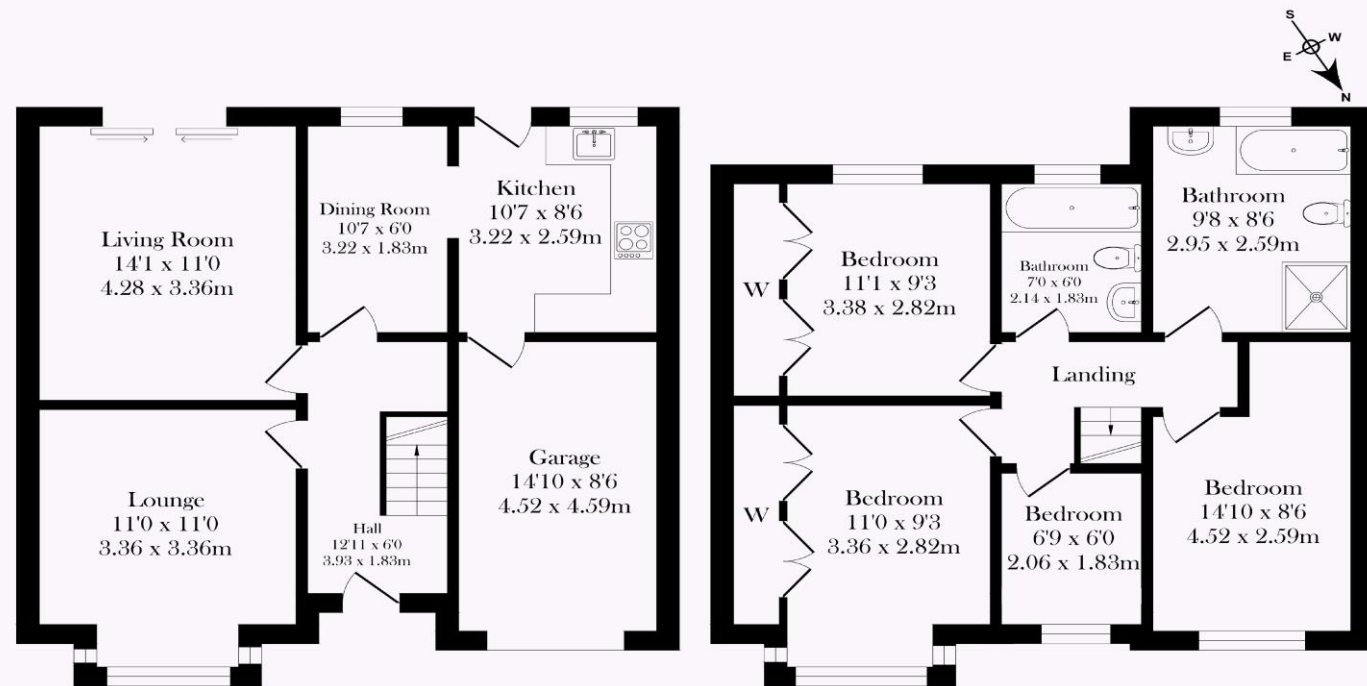
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor
Area 63.3 Sq.M
(681 Sq.Ft.)

First Floor
Approx. Floor
Area 58.4 Sq.M
(629 Sq.Ft.)

Total Approx. Floor Area 121.7 Sq.M. (1310 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 | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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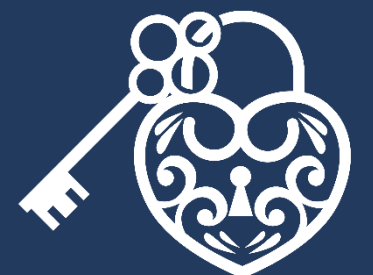
enquiries@tracyphillipstates.com

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Asking Price £290,000

Wigan Road, Wigan WN6 0AY

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Resting in an elevated position, set back along the highly desirable Wigan Road in Standish, one of the area's most sought after addresses. This is a this traditional, bay fronted, four-bedroom semi-detached home that incorporates period features and the practical living space and is flooded with natural light from the large windows.

Accommodation covers an impressive 1310 square feet and highlights include a welcoming reception hallway, a delightful lounge to the front with feature fireplace. The second large reception room to the rear enjoys the private views through the patio door over the garden and also features a lovely fireplace. There is a great dining room with wood floor that opens into the kitchen that could also be utilised as a study. The quality fitted kitchen affords a comprehensive range of wall and base units with contrasting work surfaces, tiled splash backs, gas hob, electric oven and extract fan and wood flooring.

To the first floor there are four bedrooms, as well as two lovely bathrooms. The master bedroom is to the front of the property with fitted wardrobes and enjoys the natural light from the bay window. The spacious second bedroom also enjoys the benefit of fitted wardrobes. The third bedroom is to the front and is a large double. The fourth bedroom to the front is a single room and would also make a great study. There are two good sized bathrooms, the largest features a large step in shower, bath, sink and wc with complimentary tiling to the floor and walls. The second bathroom comprises a bath, sink and wc with complimentary tiling to the floor and walls.

Externally, the property has off-road parking on the driveway along with access to a single integral garage. The delightful rear garden is a real treat, with a lovely private aspect complete with lawns, planted borders and a paved patio area which is ideal for al-fresco dining. The property is conveniently located on one of the area's most recognised and sought-after roads, only a short drive from the abundance of local shops and amenities in Standish village centre, whilst excellent schools at both primary and secondary level are close by, as is ease of access to the M6 motorway network. Other benefits include gas central heating and double glazing - viewing of this beautiful home if highly recommended and now invited.





