



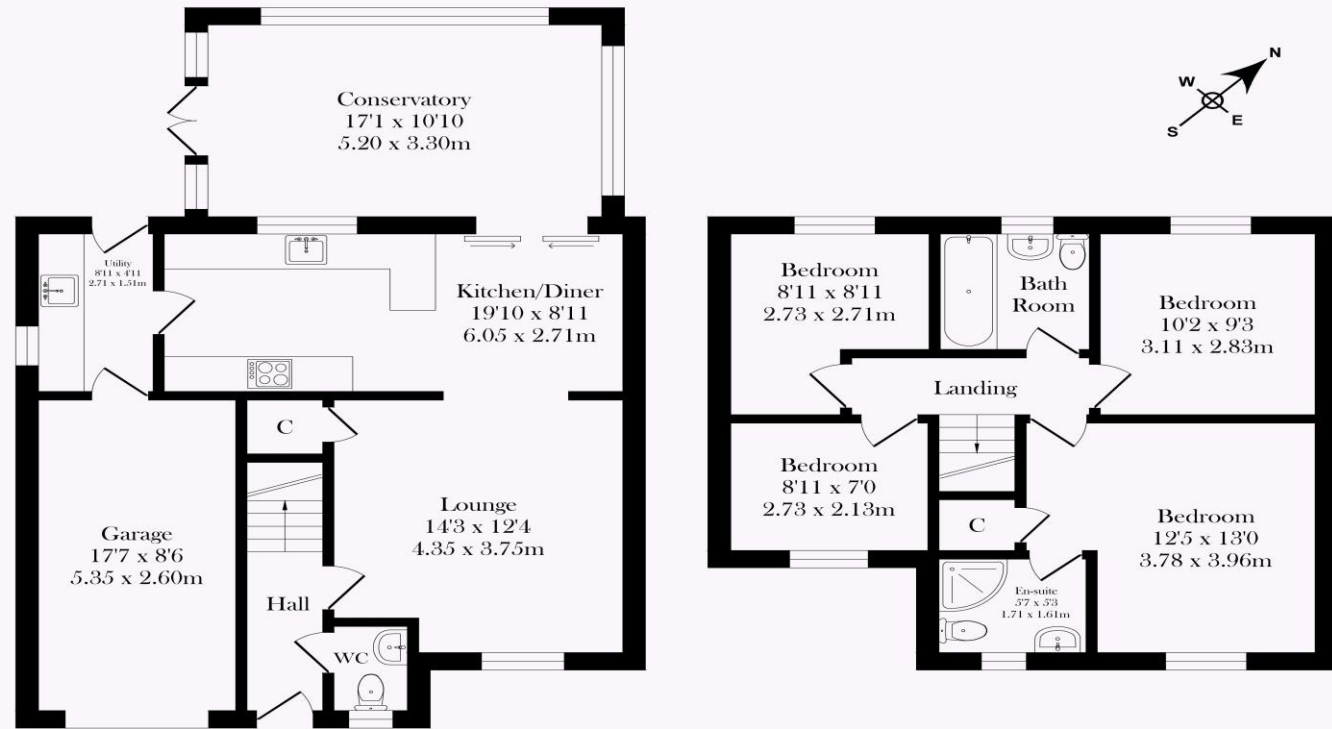
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor Area 79.1 Sq.M (851 Sq.Ft.)

First Floor
Approx. Floor Area 50.7 Sq.M (546 Sq.Ft.)

Total Approx. Floor Area 129.8 Sq.M. (1397 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	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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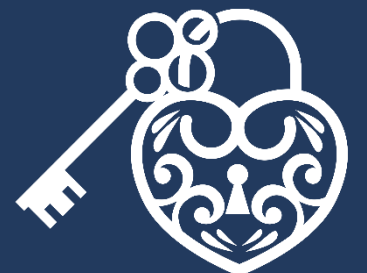
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Asking Price: £330,000

Langham Road, Standish

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Positioned on this extremely popular residential development, this beautifully presented property is located towards the end of the development in a quiet position. Ideal for any client looking for easy and convenient access into the village yet looking for a quiet spot too. Beautifully presented and immaculately cared for, this impressive home features modern accents throughout, stylish presentation and is an absolute credit to its owners. This particular property offers sizeable living spaces, ensuring that this home is perfectly suited to the needs of the growing family. Located in the thriving village of Standish, being a particularly strong pull for those looking for a location to raise their family. At its heart, the beautiful Parish Church of St. Wilfrid, the only Grade I listed building within Wigan whilst the bustling village centre provides a host of local shops and amenities, including a post office, leisure centre, three supermarkets and a large range of independent shops and restaurants. The area boasts a number of highly regarded schools at both primary and secondary level, whilst the older members of the family are also well catered for, with close proximity to the M6 motorway ensuring major commercial centres such as Manchester, Liverpool and Preston are within a reasonable commute.

The property itself offers approximately 1397 square feet of accommodation with a flowing floor plan with the feeling of space entering via the inviting reception hallway with staircase to the first floor and a feeling of warmth which is evident throughout, and no more so than in the comfortable lounge, a wonderfully sociable space with a feature contemporary fireplace and wood panelled walls. The kitchen has been opened out to provide a family friendly environment with its handy separate utility area housing the laundry equipment and access into the integral garage, and is fitted with an extensive range of wall and base units with contrasting wooden work surfaces, and with excellent space for appliances including a built-in oven and hob with overhead extractor. The kitchen leads into the open dining area and a beautiful and spacious conservatory overlooking the private rear garden, and creating a large bright open space in which to entertain. The ground floor is completed with a handy ground floor cloakroom. To the first floor, the landing provides access to the four bedrooms, all of which are bright and appealing. The master bedroom features a lovely panelled wall and also boasts a beautifully appointed three piece en-suite shower room, with the remainder of the family well catered for with the family bathroom, which has been recently being fully renovated and fitted with a three piece suite in classic white comprising of WC, vanity wash hand basin and panelled bath with overhead shower. Smart subway tiling completes this lovely bathroom.

Externally, the property occupies a very well-proportioned plot with a double width driveway leading to the garage and bordered by lawns. The rear garden is safe and secure and has been flagged for easy maintenance.

Viewings of this family home, on this sought after development, are highly recommended.





