



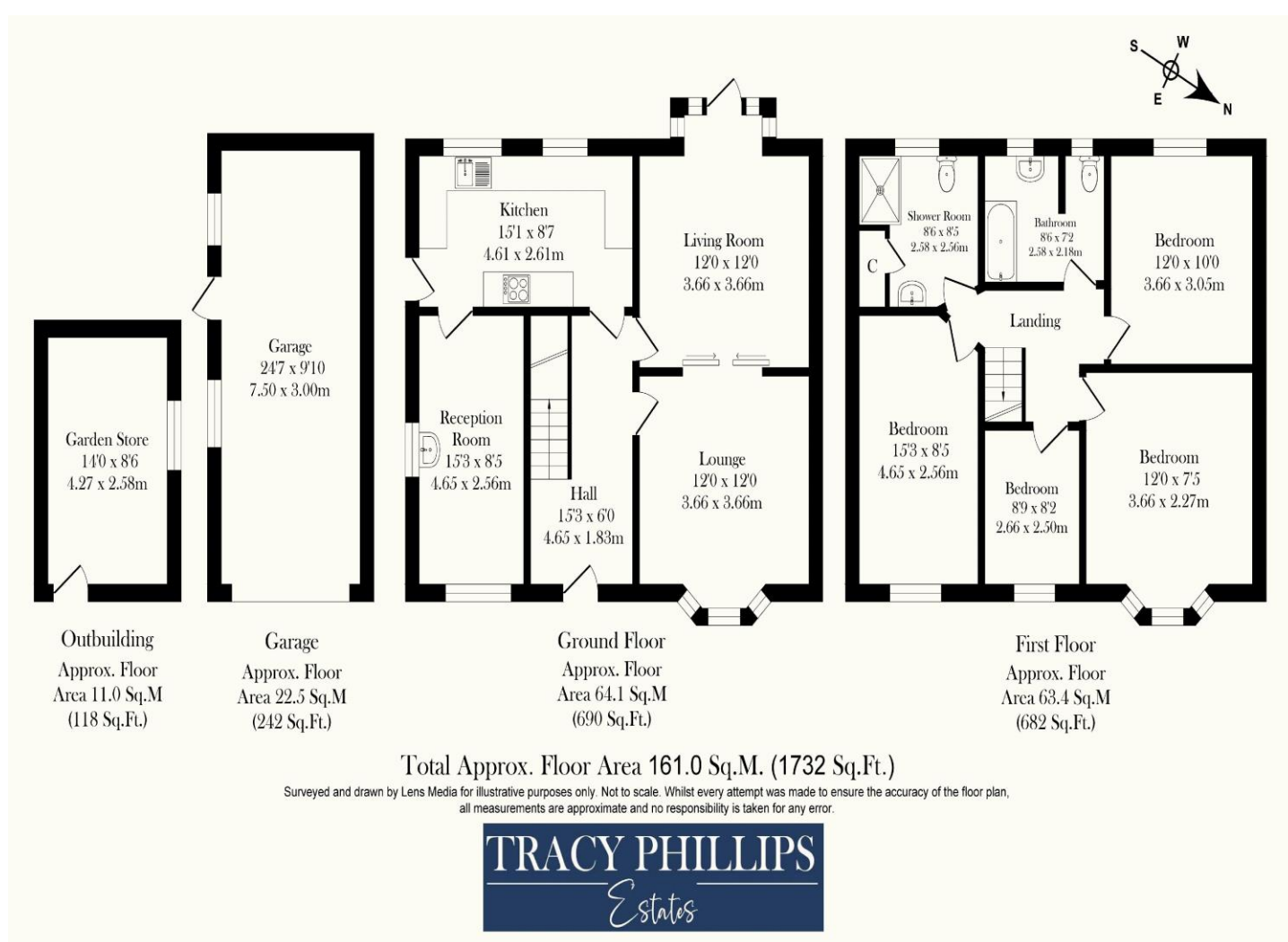
TRACY PHILLIPS

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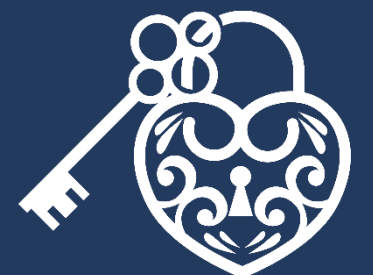


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Asking Price: £325,000

Wigan Road, Standish



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Located on a large corner plot, with well-established gardens and garage to the rear, this interesting four-bedroom detached home is an ideal family property which offers a very generous floor plan extending to circa 1732 sq ft of accommodation. This home holds a lot of potential for those looking to put their own marks on their next property due to its spacious nature.

The property briefly comprises a wide entrance hallway with staircase rising to the first floor and leading into the property's two good sized reception rooms and kitchen. The main lounge is positioned at the front of the property and features a bay window and sliding doors which open into the additional reception room which overlooks and has a door leading to the south facing rear garden. The kitchen is also located at the rear of the property and is fitted with an ample range of wall and base units and includes a freestanding Range cooker and also accommodates the boiler which is approximately 18 months old. There is further access to the garden from the kitchen and into an additional reception room which had been used as a dedicated study but could also work equally well as a playroom. The first floor offers four bedrooms and both a shower room and a bathroom. The bedrooms are all a good size.

Externally, the home has 2-car driveway parking to the front of the property edged by the mature gardens and a detached double length garage with further 1-car driveway parking to the rear which is accessed via Victoria Crescent. The gardens wrap around the property and are filled with planting, the spring flowers are just about to burst into life. It has been a very much-loved garden during the clients' ownership and is filled with beautiful planting and a recently re-laid large patio. There is a further outbuilding store which has electric as does the garage. It should also be noted that the property benefits from an instalment of solar panels to the rear which we understand allows the energy created back to the grid. A true South Westerly facing garden.

Standish village is a short stroll and provides many facilities and amenities including excellent schools, supermarkets, cafes bars and restaurants and the commuters are equally well catered for with easy motorway access.

Viewings of this spacious property, available with no onward chain and vacant possession are now





