



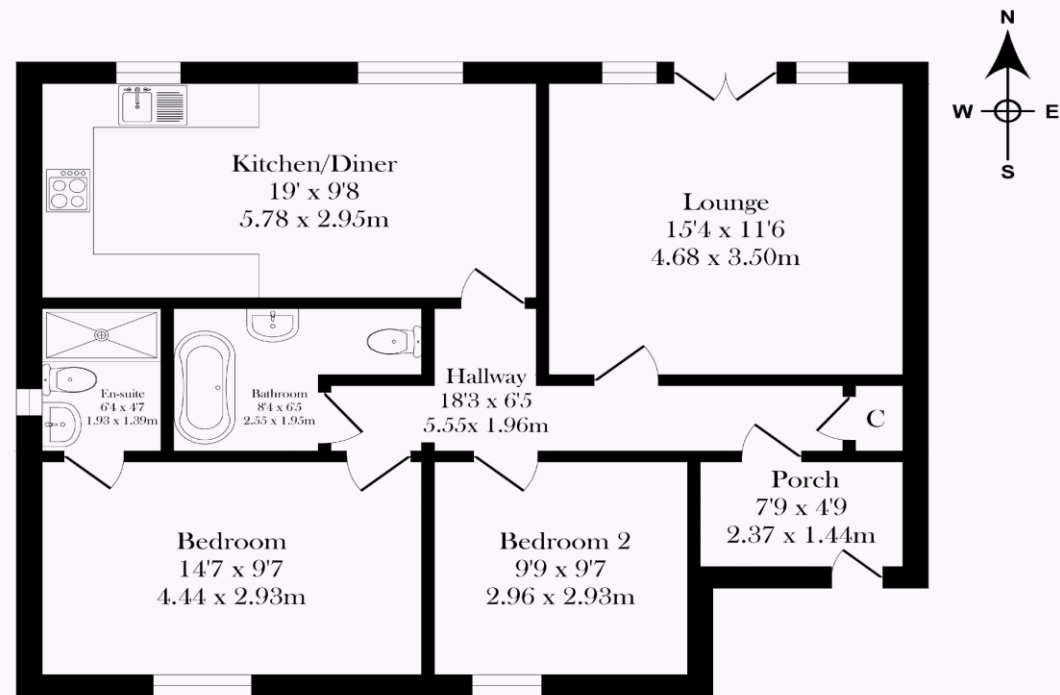
TRACY PHILLIPS

Estates



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Approx. Floor Area 78.2 Sq.M (842 Sq.Ft.)

Total Approx. Floor Area 78.2 Sq.M. (842 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.



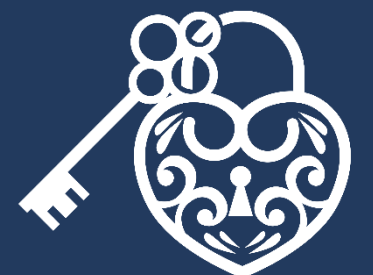
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £180,000

Wigan Road, Standish



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This ground floor apartment offers a blend of elegance, convenience, and comfort, nestled within the prestigious Wigan Road area with its lush surroundings. Its proximity to Standish village and Wigan town centre ensures easy access to amenities and transport links, making it an appealing choice for residents.

The property boasts a well-maintained interior, characterized by bright living spaces and quality fixtures. The communal entrance hallway, with its security entry system, sets the tone for a secure and welcoming environment. Inside, the private reception hallway provides ample storage and leads to a spacious lounge bathed in natural light, and with French doors leading to the garden area's of the development. The separate dining kitchen is fully equipped with modern appliances and ample storage, offering a functional space for meal preparation and casual dining. Both bedrooms are tastefully presented, with the master bedroom benefiting from an en-suite shower room for added convenience. The main bathroom features a classic white suite, complemented by a P-shaped panelled bath with an overhead shower. Additional highlights include gas central heating, double glazing, and the absence of an onward chain, simplifying the purchasing process.

The allocated car parking space at the rear of the building adds practicality, while the nearby bus stop enhances accessibility for residents.

Overall, this ground floor apartment presents an opportunity for comfortable and convenient living in a sought-after location. Viewing is highly recommended to fully appreciate all that this property has to offer.

