



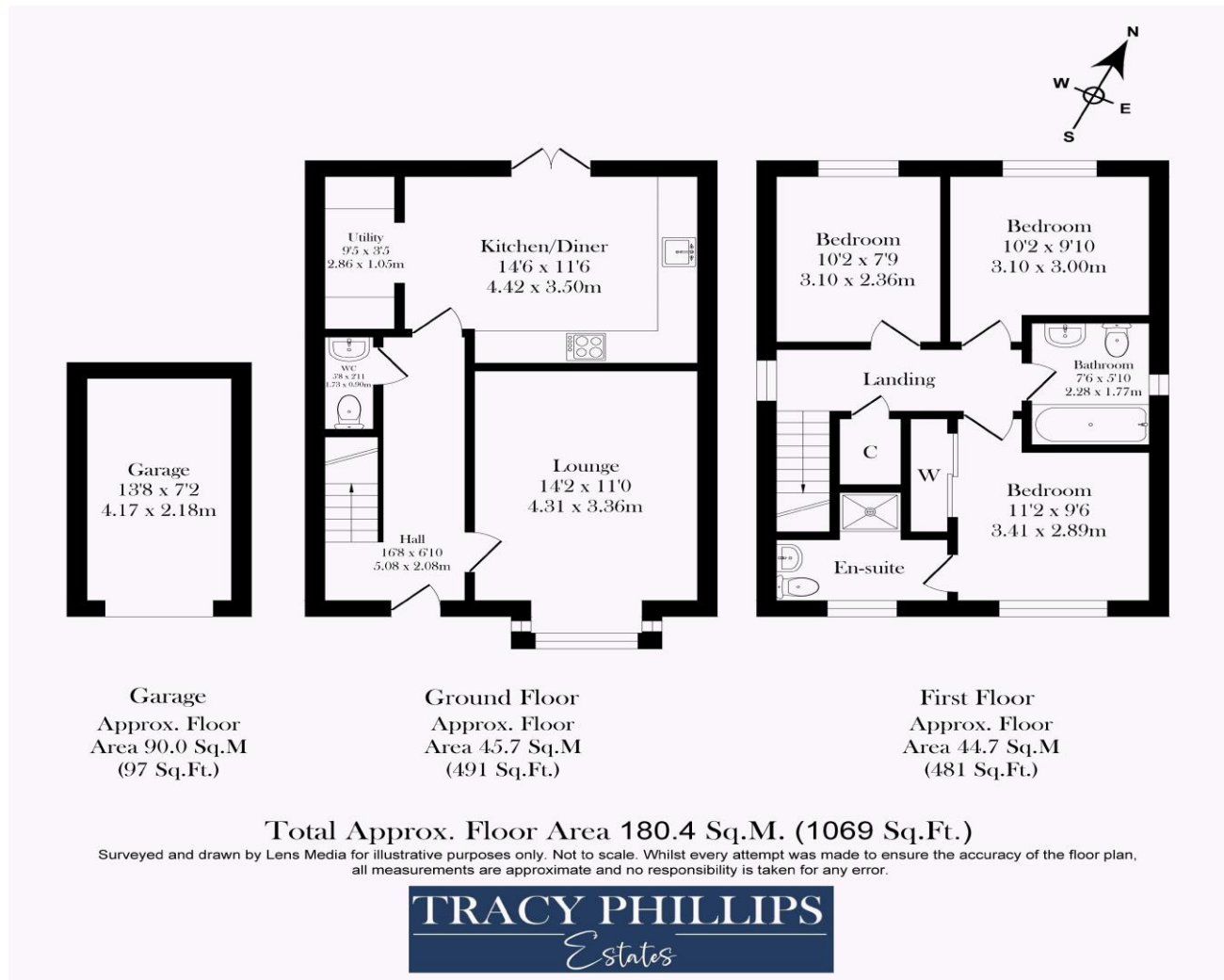
# TRACY PHILLIPS

## Estates



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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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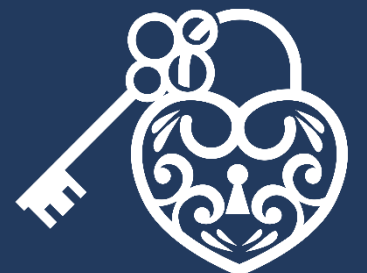
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Asking Price: £300,000

Buttercup Meadow, Standish

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We are delighted to bring to the market this immaculate three-bedroom detached property, perfect for modern family living. Situated in the sought-after village of Standish with outstanding schools, a host of local amenities including cafés and restaurants, and lovely rural walks whilst it's also within easy reach of the M6 and Wigan town centre.

Step into a bright and airy hallway featuring laminate flooring and clever built-in shoe storage under the stairs, providing a practical and stylish entrance to your home. Conveniently located off the hallway, the cloakroom includes a sink and WC, offering additional comfort for guests and family members. The spacious lounge at the front of the property is filled with natural light, creating a warm and inviting space for relaxation and entertaining. The heart of the home is the modern kitchen/dining room at the rear. French doors open onto the garden, seamlessly blending indoor and outdoor living. The kitchen is bright and spacious, with fitted units and integrated appliances including a dishwasher, fridge, freezer, and cooker. A designated utility area with plumbing for a washing machine adds to the convenience.

The first floor features a generous master bedroom, complete with fitted wardrobes and an en suite bathroom. The en suite is equipped with a shower, sink, and WC. Bedrooms two and three are both double rooms, offering ample space for family members or guests. The well-appointed family bathroom includes a bath, WC, and vanity sink unit.

The secure and sunny rear garden is perfect for outdoor living, featuring two patio areas and a well-maintained lawn. It's an ideal space for children to play, gardening, or hosting barbecues. To the front, there is driveway parking for two cars leading to a single garage, providing ample storage and convenience.

This immaculate property combines modern amenities with thoughtful design, making it the ideal home for families or anyone seeking a comfortable and stylish living space. Viewing is highly recommended.



