



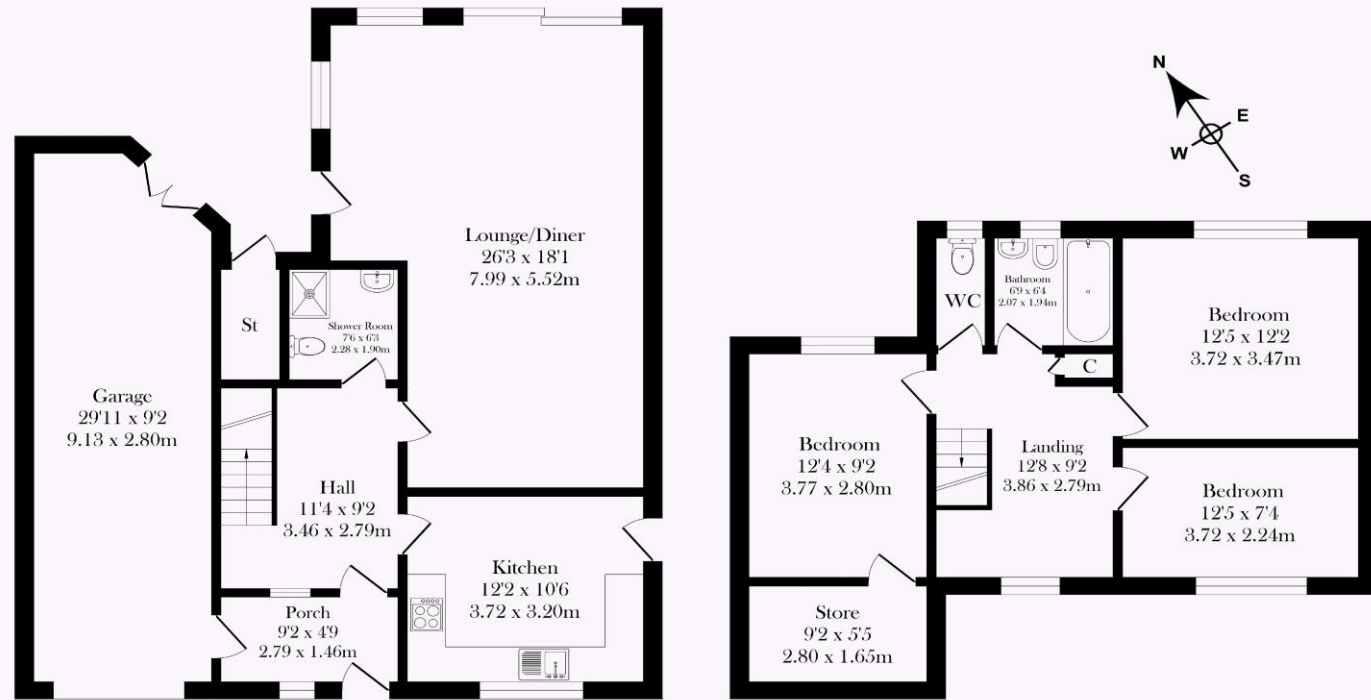
TRACY PHILLIPS

Estates



TRACY PHILLIPS

Estates



Ground Floor
Approx. Floor
Area 93.9 Sq.M
(1011 Sq.Ft.)

First Floor
Approx. Floor
Area 55.4 Sq.M
(596 Sq.Ft.)

Total Approx. Floor Area 149.3 Sq.M. (1607 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.



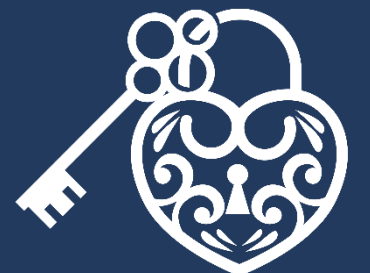
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers In The Region Of
£200,000

Wigan Road, Standish



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Located along the established and highly regarded Wigan Lane, this property could be an exceptional home. This home has been within the family for many years and has been a much-loved during the family's ownership. Whilst it does require refurbishment there is potential to create an individual and landmark home of distinction. Opportunities for homes in this location are exceptionally rare. The semi-detached property offers spacious accommodation, good sized rooms and unique views over the Douglas Valley and towards Haigh Hall at the rear - quite a breath-taking view to enjoy.

The accommodation extends to approximately 1607 sq. ft briefly comprises an entrance hallway with staircase rising to the first floor and leading into the kitchen which is located at the front of the property. It is fitted with a range of wall and base units, and a large picture window fills the room with natural light. The large open-plan lounge and dining area, which extends to over 28', features sliding doors with access to the rear garden which is the perfect relaxing spot in which to savour the outlook over the gardens and valley beyond. The ground floor also features a shower room which has been upgraded to include a corner shower, wash hand basin and w.c and is also fully tiled. There is access into the integral garage from inside the home, and this runs the complete length of the property and could easily be partially converted to create additional reception rooms should they be required. The first floor offers three very good-sized bedrooms and a further family bathroom with separate w.c. All the bedrooms have large picture windows making this an exceptionally light home and, of course, the views to the rear are simply stunning over rolling fields and the River Douglas.

Outside of the home there is a shared driveway which leads to the front of the property and provides ample parking and also leads to the garage. The gardens are bordered by lawns and established planting. The rear garden is set on a slight terrace and consists of two areas which are both laid to lawn and feature mature planting. The second slightly lower level borders fields and the open countryside.

The property lies equi-distance between Standish and Whitley along this established lane and is well located not only for the facilities and well-regarded schools in the area but also excellent motorway and rail access.

Viewings of this quite unique family home, offered with vacant possession and no onward chain are now welcomed via our office.





