



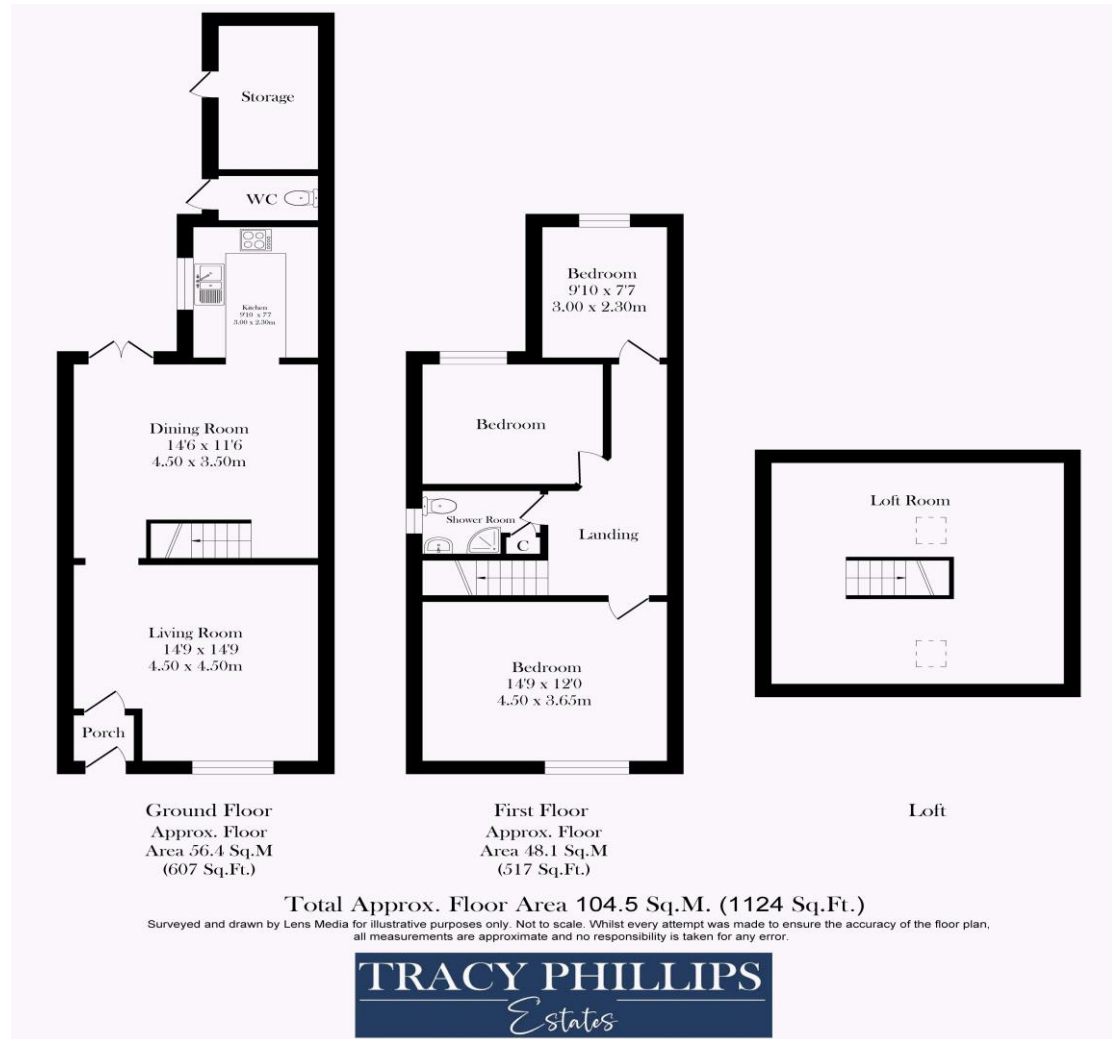
# TRACY PHILLIPS

Estates



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Estates



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 51 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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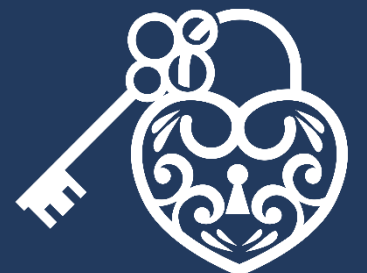
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Asking Price: £230,000

Church Street, Standish

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Situated in the heart of Standish, this characterful property is not your typical semi-detached home, having been extended into the loft space and finished to an extremely high standard with tasteful decor and quality fixtures and fittings throughout. Living areas are bathed in natural light and are enhanced by an abundance of period features, whilst the warm inviting atmosphere ensures a family home.

Accommodation highlights include the entrance vestibule leading to the lounge with a living flame gas fire with attractive surround, wood flooring and original tiles, large open plan dining/sitting room opening to both the garden and the kitchen, with a superb open fire featuring a contemporary multi fuel stove, wooden flooring and understairs storage. The lovely fitted kitchen is fitted with a comprehensive range of wall and base units in cream, with contrasting work surfaces, integrated appliances, storage solutions, tiled splashbacks, ceramic sink unit with mixer tap, built-in extractor hood, and integrated appliances including dishwasher. To the first floor, three excellent bedrooms will be revealed, all of which are bright and appealing. The master is situated to the front of the property and is an excellent size and features a large picture window, flooding the room with light as well as the gorgeous shower room complete with a three-piece suite in classic white including a modern vanity wash hand basin, separate shower cubicle with Cumbrian glass screen. and wc. A heated towel rail, attractive tiling and a tiled flooring complete the room. From the landing a further staircase leads up to the second floor and an additional spacious loft room with Velux windows and heating.

Externally, the property has a garden frontage, whilst the delightful rear garden is a real treat. A lovely private garden complete with a decked area, ideal for al-fresco dining, lawns, raised beds and features excellent double off road parking to the rear of the property. Outside there are two additional and purpose-built storage facilities, one housing the laundry equipment and the other offering valuable storage for gardening.

The property is conveniently located on one of the area's most recognised addresses, close to the only Grade I listed building in Wigan, situated in the heart of Standish within walking distance of cafes, eateries and shops, excellent schools at both primary and secondary level are close by, as is ease of access to the M6 motorway network. Other benefits include gas central heating and double glazing.

Viewing of this beautiful home, quite unique for Church Street, are highly recommended.









