



# TRACY PHILLIPS

Estates



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Approx. Floor Area 817 Sq.Ft (75.9 Sq.M.)

Total Approx. Floor Area 75.9 Sq.M. (817 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



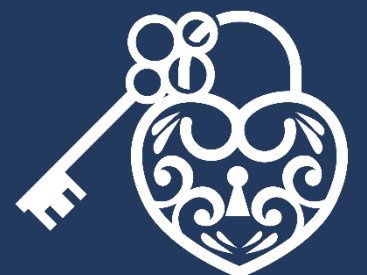
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Asking Price £180,000

76 Wigan Road, Wigan WN6 0BA



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Beautifully presented, this two-bedroom first-floor apartment is located in the highly sought-after village of Standish, offering convenience with local amenities right on your doorstep. The property comes with an allocated parking space, as well as visitor parking for guests. Step into a well-maintained communal entrance, with stairs leading to the first floor. Upon entering the apartment, you are welcomed into a bright and inviting hallway. The large living room is a standout feature, with French doors that open to a Juliet balcony, allowing natural light to flood the space. This room offers ample space for relaxation and entertaining. The beautifully fitted kitchen-dining room features a range of modern cupboards and integrated appliances, including a gas hob, oven, microwave, dishwasher, and fridge freezer. The dining area provides a perfect spot for enjoying meals with family and friends. The spacious master bedroom includes fitted wardrobes and leads to an en-suite bathroom, which is equipped with a shower, sink, and WC. The second bedroom is also a good size, bright, and airy, making it ideal for guests or a home office. The main bathroom is elegantly finished with complimentary tiling and includes a bath with a shower overhead, WC, and sink, offering convenience and style. This lovely apartment offers modern living in a desirable location, perfect for those looking for a well-presented home in the heart of Standish.



