



TRACY PHILLIPS

Estates

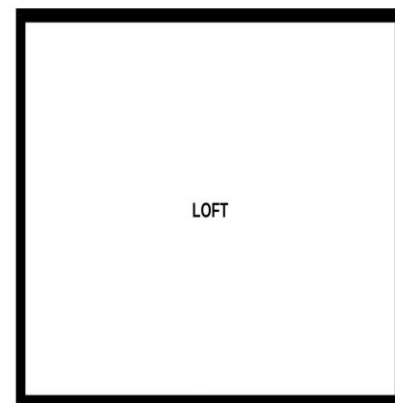
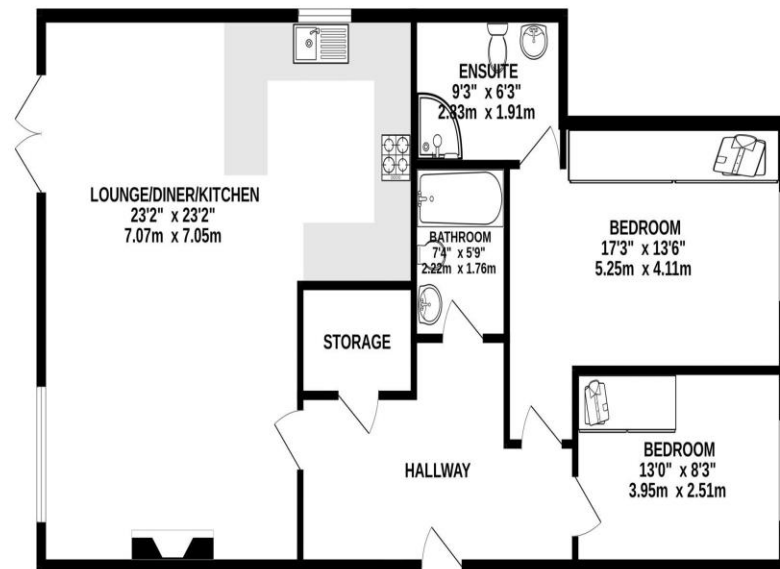


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GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 1383 sq.ft. (128.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 80 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



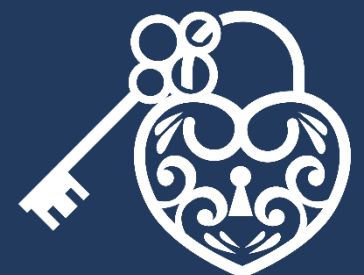
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Asking Price: £230,000

Wigan Road, Standish



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When we say that this apartment really is in turn key condition we really do mean it! The current owners have meticulously refurbished the home to show home standards. If any client is looking for a perfect low maintenance apartment, located along the highly desirable Wigan Lane area then this home is well worthy of internal inspection.

Located on the top floor of this well-kept building, with lift in situ, the penthouse apartment also benefits from a balcony which is perfectly placed to enjoy the far-reaching views over the stunning Douglas Valley and towards Haigh Hall. Access is via intercom entry and into the communal areas, which are equally well presented and taking the lift to the top floor leads you to one of just two apartments at this level. The property is accessed via its own spacious hallway which leads into the vaulted main reception area. Featuring an open plan lounge, dining room and kitchen, this room has been completely remastered within the last two years and now includes a stunning sleek designer kitchen in neutral tones and features a breakfast peninsular for informal dining, integrated appliances including eye level Neff ovens and induction hob, tall fridge/freezer, dishwasher and laundry facilities. Marble floor tiling and ‘Subway’ wall tiling complete the stylish look. There is space for a separate dining table when there are guests and next to the balcony access, perfect for morning coffee, and enjoying those views! The sitting area is completed with a lovely marble fire surround including a flame effect electric fire – ideal for cosy evenings. The bedrooms and bathrooms are just as nicely appointed. Bedroom One has recently had a superb range of fitted furniture and offers ample storage with an en-suite shower room leading off and including a large corner walk in shower, wall hung vanity unit and w.c. The walls are clad with grey toned uPVC wall panelling making it easy to care for. Bedroom Two is a great guest space but could work just as easily as a home office if needed. A further family bathroom, including a three piece suite services Bedroom Two and visiting guests. It is also worth noting that the hallway features a large walk-in store (perfect for hiding large items) and there is also loft access and additional storage in there.

Set in a conservation area, the development is bordered by lovely garden areas and one of the obvious benefits of an apartment means that these areas are cared for by a management company. There is a dedicated parking space and the property is perfectly placed equidistant between Wigan town centre and Standish village, and on bus routes making it ideal for any clients who do not have access to a car.

Viewings are highly recommended.





