



# TRACY PHILLIPS

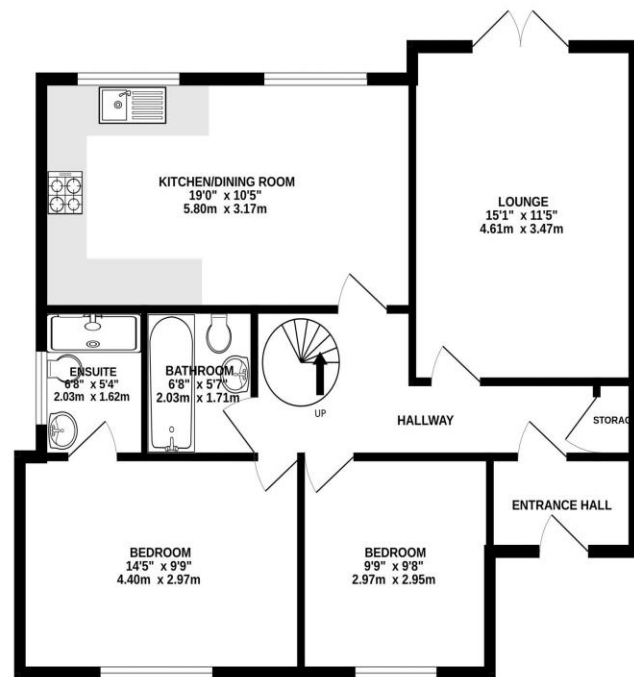
## Estates



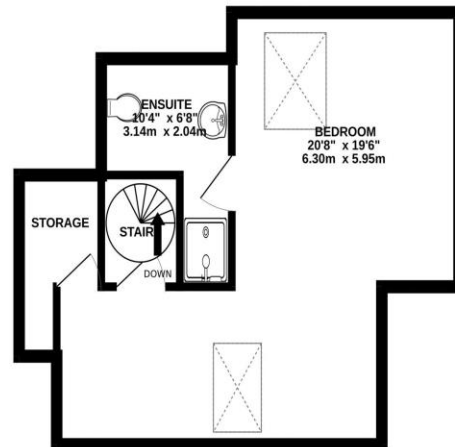
# TRACY PHILLIPS

## Estates

GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 1162 sq.ft. (108.0 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	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



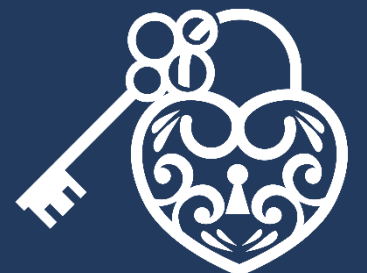
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Asking Price: £209,995

Wigan Road, Standish, WN6 0BA



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This impressive penthouse apartment offers spacious accommodation, modern conveniences and a fantastic layout across two levels. Boasting three double bedrooms, a generous kitchen/dining space, and a luxurious top-floor master suite, this unique home is perfect for those seeking stylish and comfortable living.

Upon entering the apartment, the entrance hallway leads to an inner hallway with a storage cupboard, providing ample space for everyday essentials. The bright and airy lounge is positioned at the front of the building, offering a comfortable space to relax and unwind. The spacious kitchen/dining room features a range of fitted units, providing plenty of storage and workspace—ideal for both everyday cooking and entertaining. Bedroom One is a spacious double with its own en-suite bathroom, which includes a shower, vanity sink, and WC. Bedroom Two is also well-sized with fitted cupboards for additional storage. The main bathroom is a stylish space with a bath and overhead shower, sink, and WC. A spiral staircase leads to the top-floor bedroom, a beautiful retreat with storage in the eaves and an en-suite shower room completed with a shower, WC and sink. There is also a separate useful storage room to the top floor.

There are two allocated car parking spaces (situated to the rear) and there is a bus stop approximately 25 yards from the building.

This unique penthouse apartment is perfect for professionals, couples, or families looking for spacious and contemporary living. Its well-designed layout, ample storage, and multiple bathrooms ensure both practicality and comfort. It is situated in Standish village with it's range of amenities, quaint cafés, restaurants and beautiful local walks all within easy reach. Excellent transport links, including Junction 27 of the M6 (just 10 minutes away) and Wigan train station within easy reach, make commuting effortless.









