



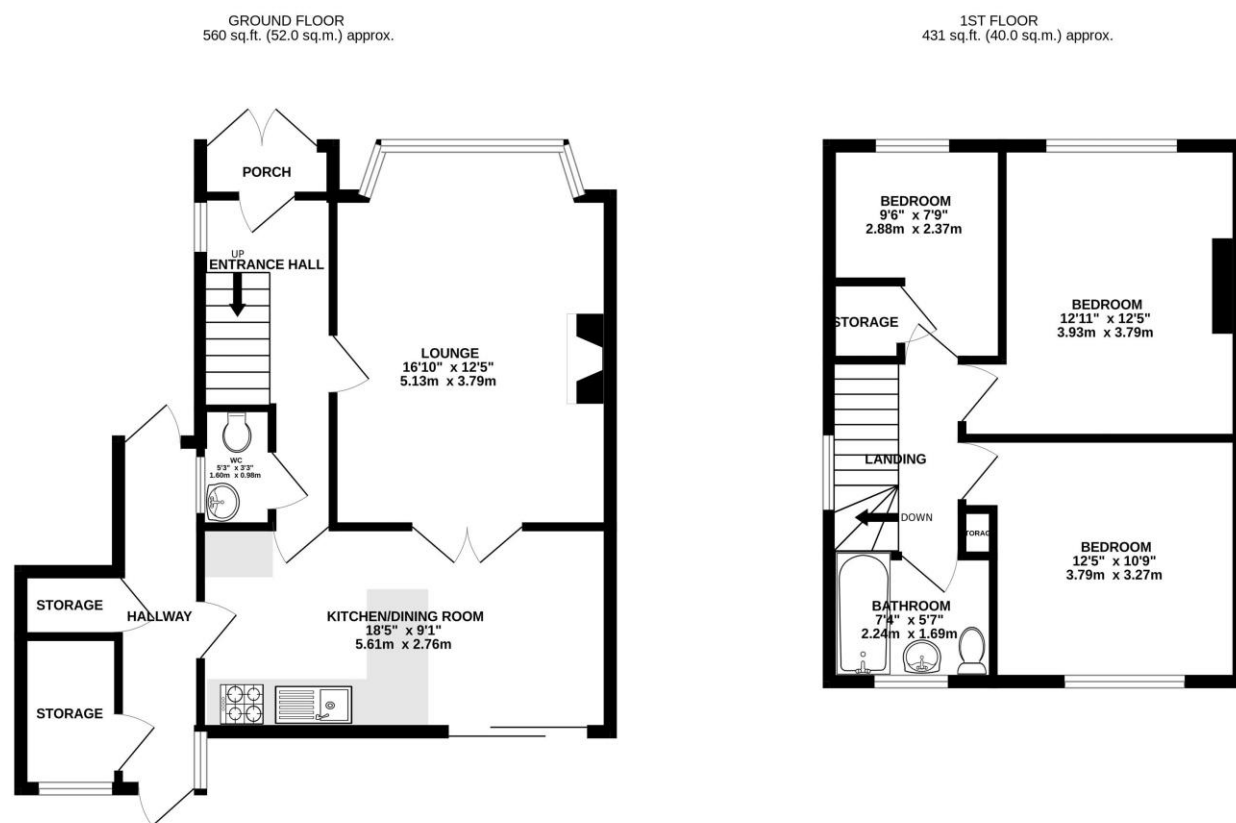
# TRACY PHILLIPS

## Estates



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TOTAL FLOOR AREA: 991 sq.ft. (92.0 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy rating scale: A (92+) to G (1-20). Current rating: 71 C. Potential rating: 85 B.



01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price £225,000

Ashfield Park Drive, Wigan WN6 0EE

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Located in the highly desirable village of Standish, this charming three-bedroom semi detached home offers comfort, space, and beautiful views of Rivington, along with easy access to excellent schools, local amenities, and picturesque countryside walks.

With driveway parking to the front and a well-kept garden adding to the property's curb appeal, this home welcomes you with a warm and inviting entrance hallway. Just off the hallway, a useful cloakroom is tucked under the stairs, complete with a WC and sink—ideal for guests.

To the front of the home, the spacious lounge enjoys lovely views towards Rivington and features a beautiful fireplace, making it the perfect spot to relax and unwind.

At the rear, the kitchen diner provides a functional and stylish space for cooking and entertaining, boasting a range of fitted cupboards, a breakfast bar, and larder storage cupboards.

Upstairs, the home offers a well-appointed family bathroom with a shower over the bath, tiled walls, a WC, and sink. There are three bedrooms, including a generously sized double bedroom overlooking the rear garden, a large single bedroom to the front with scenic views, and a spacious master bedroom at the front that enjoys panoramic vistas of Rivington.

The loft is half-boarded and insulated, offering excellent additional storage space.

A covered ginnel to the side of the property provides access to two brick-built storage rooms—one of which is plumbed for a washing machine.

To the rear, the lovely garden features a lawn and a winding path bordered by mature shrubs and plants, creating a peaceful and private outdoor retreat.

This delightful home combines village charm with practical living and scenic beauty—ideal for families or anyone looking to enjoy the best of what Standish has to offer.





