



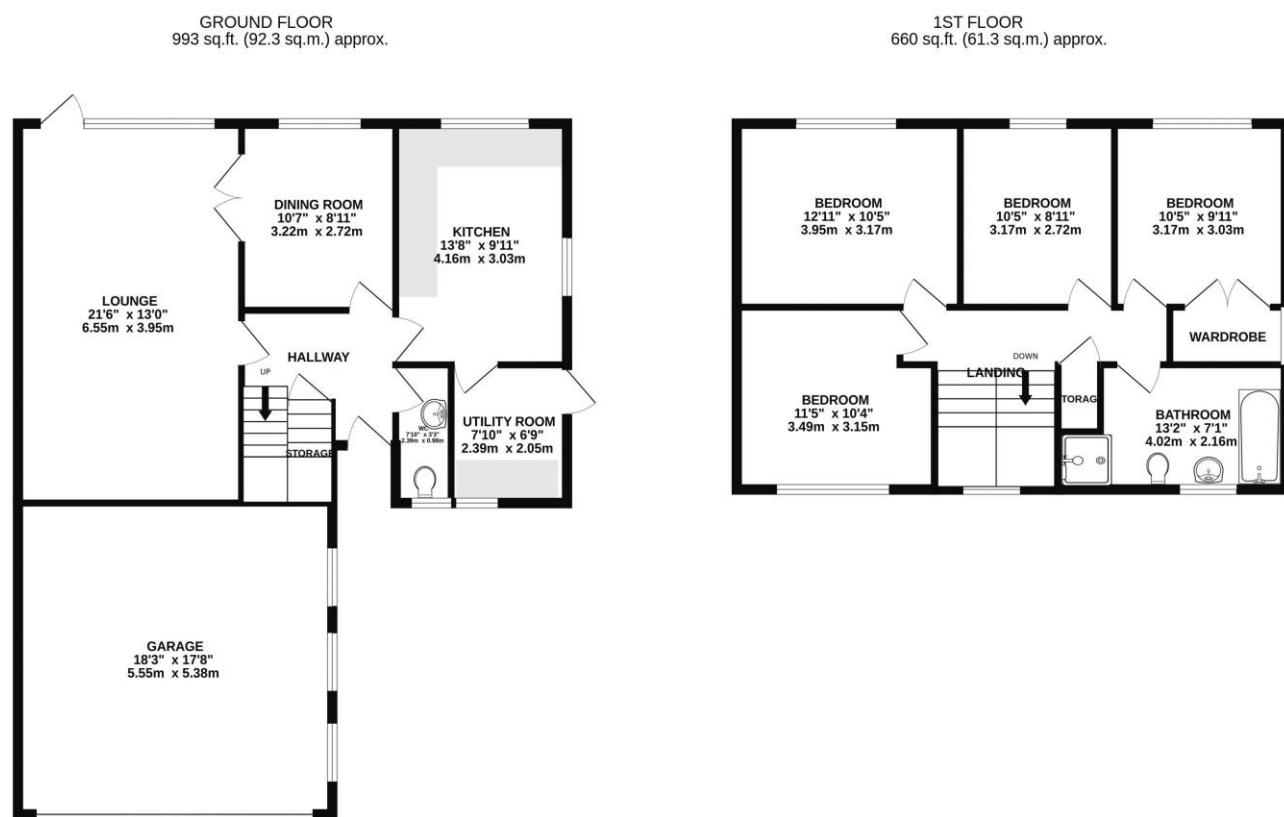
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA : 1653 sq.ft. (153.6 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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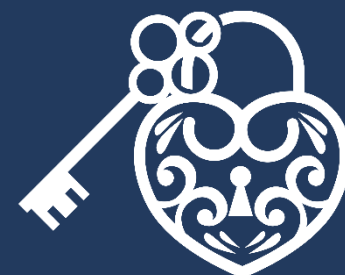
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Offers in excess of £350,000

Wigan Road, Standish WN6 0AE



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197 Wigan Road, Standish is a spacious family home with exceptional potential. Located along one of Standish's premier addresses, the property presents an exciting opportunity for buyers seeking a spacious family home with scope to modernise and add value. Built in 1972, this substantial four-bedroom detached residence offers approximately 1,653 sq ft of well-planned accommodation set over two floors.

Positioned on a generous plot with a south-facing garden, the property enjoys private access via the peaceful Greenways cul-de-sac, leading to a large attached garage and ample off-road parking.

Upon entering, you are greeted by a welcoming hallway, complete with a handy ground floor cloakroom. The kitchen, overlooking the rear garden, is fitted with a range of wall and base units and opens to a separate utility room, ideal for laundry and additional storage. A formal dining room connects to the spacious lounge, where double doors and a large picture window flood the space with natural light and provide direct garden access.

The upper floor is arranged around a feature returning staircase and comprises four generously sized bedrooms. The family bathroom is particularly spacious and includes a panelled bath, separate shower cubicle, wash basin, and WC. One of the bedrooms also features a walk-in store, offering the potential to create an en-suite bathroom, subject to the necessary works.

To the front, the property benefits from a driveway, a well-maintained lawn, and mature planting. The private rear garden is a key highlight, with established hedging and trees offering excellent screening from Wigan Road.

Ideally situated between Standish and Whitley, the home is just a short stroll from Ashfield Park and benefits from proximity to highly regarded local schools—a major advantage for families. Standish itself offers a wealth of amenities including shops, restaurants, and essential services. Commuters are well served by nearby access to the M6 and M61 motorways, as well as Wigan's two Rail Stations, providing excellent regional and national connectivity. The stunning Haigh Country Estate, with over 220 acres of scenic parkland, is also just a short drive away.



