



TRACY PHILLIPS

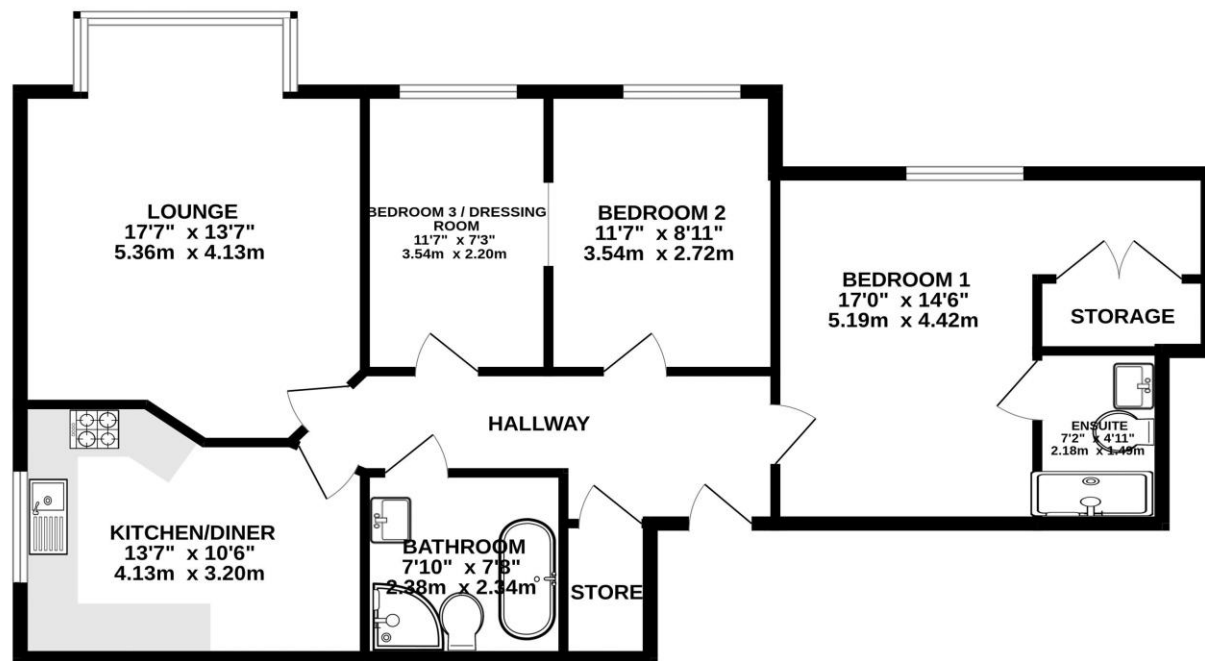
Estates



TRACY PHILLIPS

Estates

GROUND FLOOR



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.
Made with Metropix ©2025



01257 422228

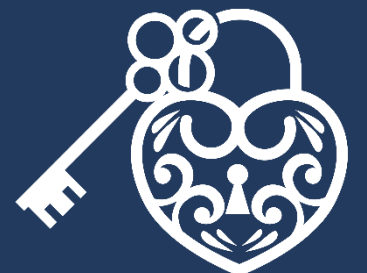
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price £199,995

Green Lane, Wigan WN6 0TU

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Situated in the heart of the highly desirable Standish Village, this spacious penthouse apartment offers modern living in a prime location. With the added convenience of an allocated parking space and visitor parking, the property is ideally positioned within walking distance of charming local amenities including cafés, restaurants, and scenic countryside walks. For commuters, Junction 27 of the M6 is just a 10-minute drive away.

Accessed via a secure intercom system and well-maintained communal hallway, with both lift and stair access, the apartment opens into a welcoming entrance hall that sets the tone for the rest of this stylish home.

The recently updated kitchen and dining area boasts sleek new worktops, a gas hob and oven, and ample cupboard space, creating a modern yet practical cooking and entertaining space. The spacious lounge features a lovely focal point with a decorative fireplace, perfect for relaxing or hosting guests. The master bedroom is a true retreat, offering two sets of built-in wardrobes, a dressing area, and a private en suite complete with a shower, WC, and vanity sink. The main bathroom is equally impressive, featuring a free-standing bath, corner shower, WC, and a modern vanity unit. The second bedroom is a generous double, while the third bedroom is currently used as a dressing room but could easily be reverted to a comfortable single bedroom or home office.

Offered with no onward chain, this well-presented penthouse combines style, space, and location, making it an ideal home for a variety of buyers. Offered with no onward chain.



