



TRACY PHILLIPS

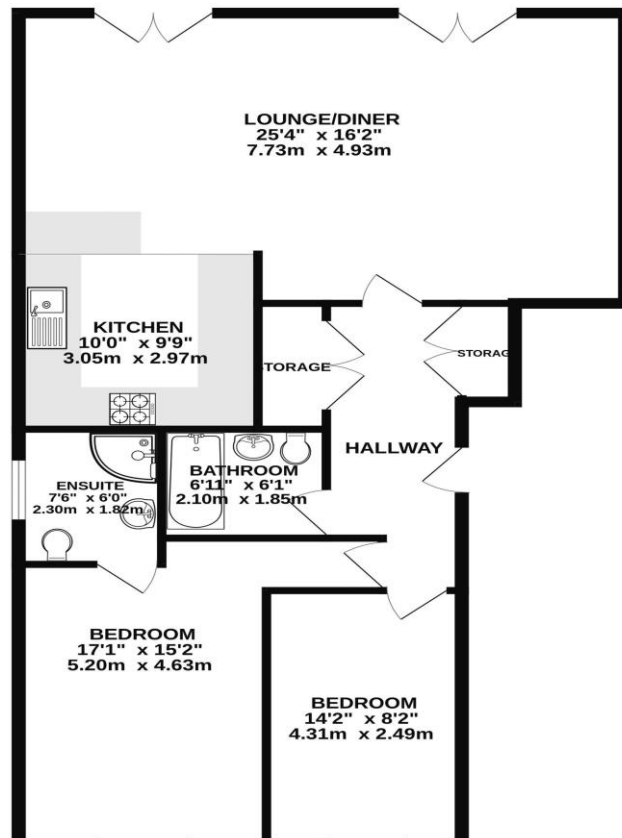
Estates



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Estates

GROUND FLOOR
981 sq.ft. (91.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



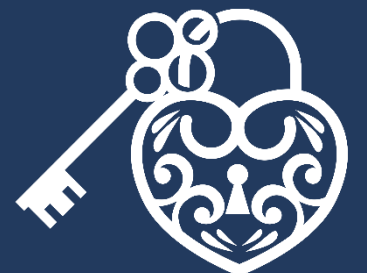
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Asking Price: £230,000

Thorn Hill Gardens, Standish, WNI 2RQ



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This penthouse apartment is very well-presented and is located along the highly desirable Wigan Lane. Located on the top floor of this well-kept building, with lift in situ, the 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 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 provides access into all of the rooms and has two handy walk-in storage cupboards. One of the cupboards contains hot and cold water, power for a washer and dryer, is ventilated, and includes a bench, drying/storage shelves, and a recessed boiler.

To the right hand side, one will find the spacious lounge with kitchen off. The lounge area has a feature fireplace with an inset living flame effect electric fire and two sets of French doors that open onto a balcony which is a lovely place to sit and enjoy the views over the nearby countryside. The attractive kitchen is fitted with a wide range of wall and base units in a cream Shaker style and features a breakfast peninsular for informal dining. There are integrated appliances including an eye level AEG double oven, built-in microwave, a gas hob with integrated extractor hood over, fridge freezer and integrated dishwasher.

The bedrooms and bathrooms are just as nicely appointed. Bedroom One is fitted with an extensive range of fitted furniture and offers ample storage. An en-suite shower room can be found leading off and includes a large corner walk-in shower, wash hand basin and w.c. Fully tiled walls complete the room. Bedroom Two is a great guest space but could work just as easily as a home office if needed and is fitted with a desk/dressing table. The family bathroom comprises a modern three-piece suite in classic white featuring a panelled bath with over shower, a vanity wash hand basin with storage drawers below and a close coupled w.c. The hallway also provides access to the loft which provides more all-important storage space.

Set in a conservation area, the development is bordered by lovely garden areas, including a large communal garden to the rear, and one of the obvious benefits of an apartment means that these areas are cared for by a management company. Unusually, this apartment has two dedicated parking spaces 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.

Viewing is highly recommended for this lovely apartment, which is offered for sale **CHAIN FREE**.





