



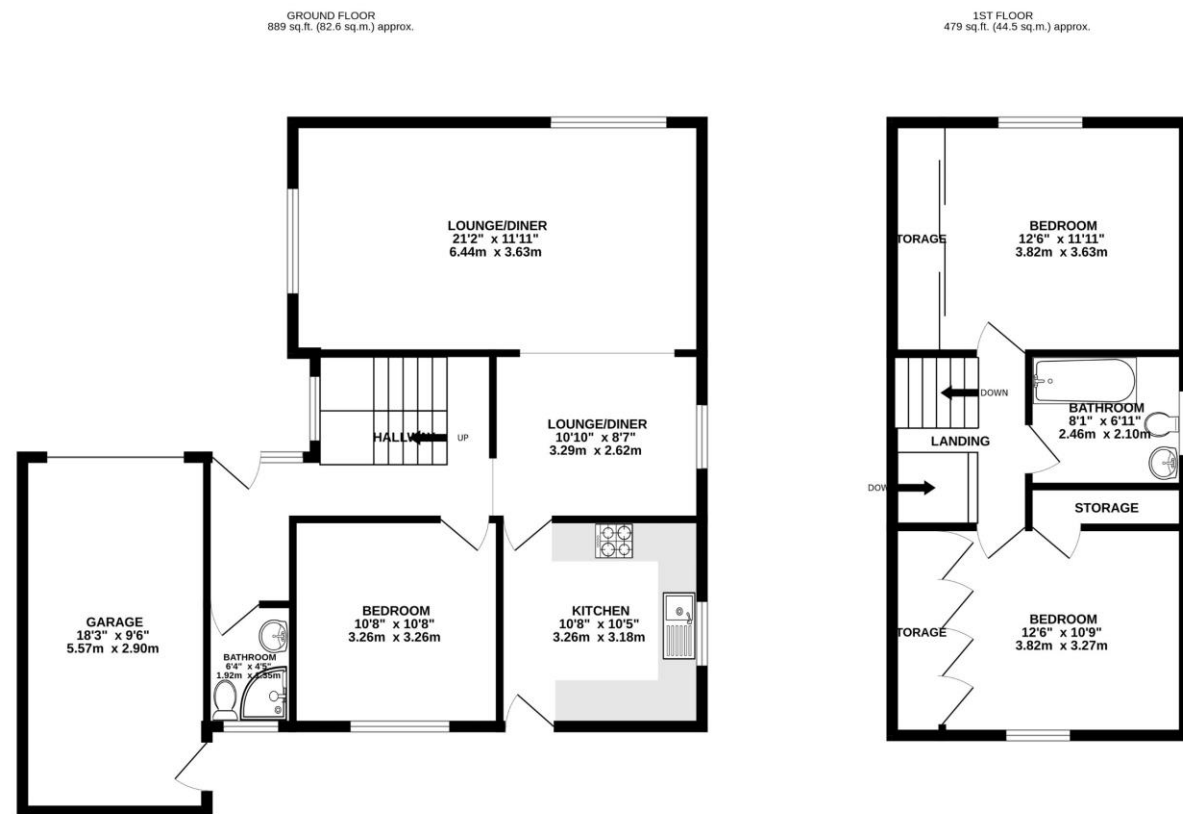
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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 from A (92+) to G (1-20). Current rating is 69 C, Potential rating is 82 B.



01257 422228

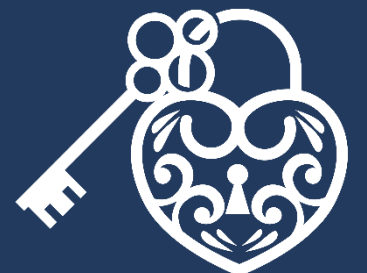
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Offers In Excess Of £350,000

Wilkesley Avenue, Wigan WN6 0UQ

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.



This well-presented home benefits from ownership of land directly across the road, along with a front garden and a driveway providing off-road parking for approximately three vehicles, a tandem garage plus a spacious rear garden. The property also benefits from being offered with no chain.

Upon entering, you are greeted by a spacious entrance hallway which includes a modern shower room fitted with a shower cubicle, WC, and wash basin. There are also two under-stairs cupboards, ideal for coat and shoe storage. The L-shaped lounge/dining room is a generous living space, featuring three windows allowing in plenty of natural light and an electric fireplace creating a cosy focal point. The kitchen is well-equipped with a range of wall and base units, an electric hob and oven, and a door leading out to the rear garden. A third large double bedroom is situated on the ground floor, to the front and benefits from a light and airy aspect. Upstairs, the galleried landing leads to a family bathroom complete with a shower over the bath, WC, and sink. The master bedroom is a bright and spacious double, offering built-in wardrobes into the eaves. The second bedroom is also a good-sized double, with useful eaves storage. The rear garden is of a generous size, mainly laid to lawn with a paved path, offering a private and sunny outdoor space ideal for relaxing or entertaining.

Positioned in the highly desirable area of Standish, this property is just a 5-minute drive from Junction 27 of the M6, offering excellent commuter links. Enjoy beautiful countryside walks right from your doorstep, while also benefiting from the wide range of amenities available in Standish village. These include a variety of restaurants, independent shops, charming cafés, and excellent local schools.



