



# TRACY PHILLIPS

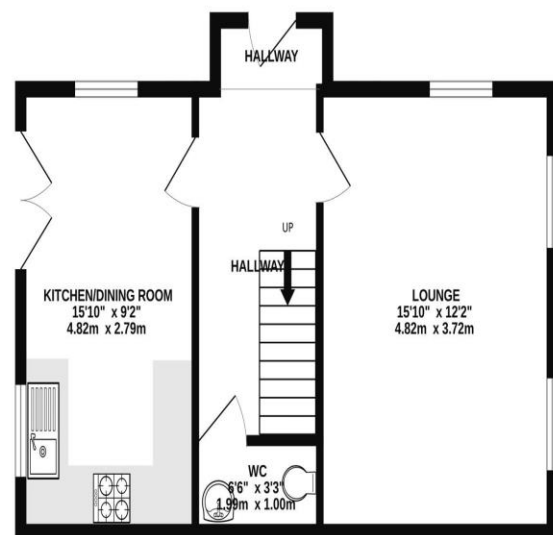
## Estates



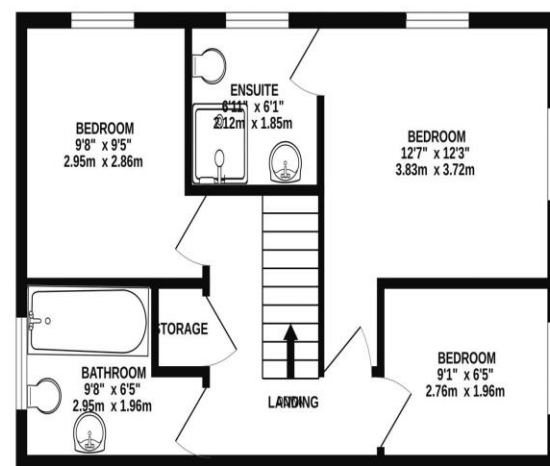
# TRACY PHILLIPS

## Estates

GROUND FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £265,000

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This beautifully presented home is situated on the ever-popular renowned Morris Homes development just off Rectory Lane, and this attractive three-bedroom semi-detached home enjoys a peaceful position within walking distance of the highly regarded St Wilfrid's Primary School and the heart of Standish village. Completed in approximately 2017, the property offers a thoughtfully designed floorplan, perfect for modern family living. Stylishly and carefully presented by the current owners, this home is move-in ready, combining contemporary touches with a welcoming feel throughout.

Upon entering, you're greeted by a bright entrance hallway with LVT flooring that flows seamlessly into the modern kitchen, complete with a smart range of neutral wall and base units. The kitchen boasts integrated Neff appliances, including a double oven, gas hob with extractor, dishwasher, and washing machine. Granite worktops, inset lighting, and French doors leading out to the garden create a practical and attractive space ideal for cooking and entertaining. The kitchen opens into a generous dining area, with access to a handy ground floor WC, while the spacious lounge is flooded with natural light thanks to three large windows, providing a perfect spot to relax. Upstairs, the home features three well-proportioned bedrooms, including a master suite with en-suite shower room. Both the en-suite and family bathroom are finished to a high standard, featuring modern white suites and neutral wall tiling, offering a clean and timeless look.

Externally, the home offers a good-sized rear garden, which is partially walled and fully enclosed for privacy and security, with a lawn and patio area ideal for outdoor dining and play. A private tarmac driveway to the side provides convenient off-road parking.

Part of a recently completed, energy-efficient development, this low-maintenance home offers all the benefits of modern living in a highly desirable location. Standish boasts excellent schools, local shops, eateries, and superb transport links, including easy access to the M6 motorway—making it an ideal place to raise a family or commute with ease.

This is a fantastic opportunity to secure a beautiful family home in one of Wigan's most sought-after communities. Viewings are now being welcomed.

