



TRACY PHILLIPS

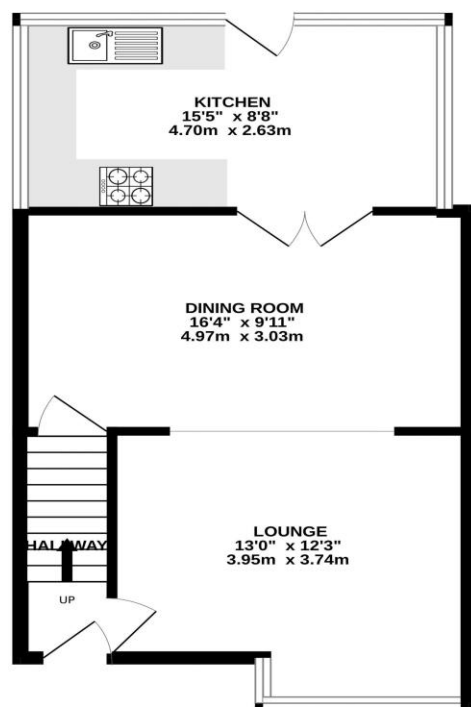
Estates



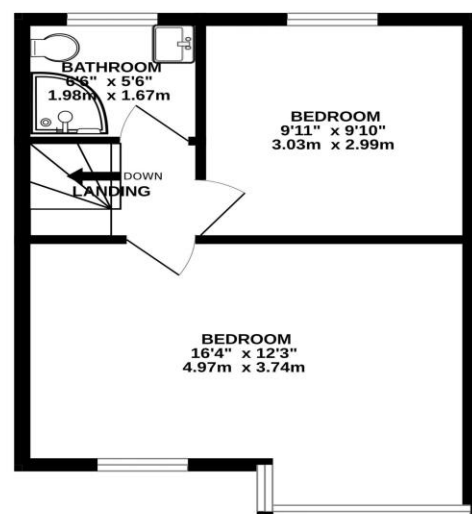
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Estates

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



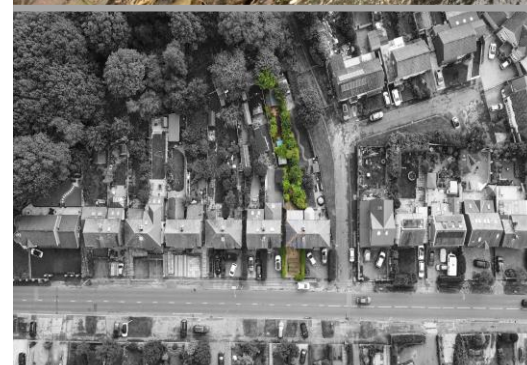
1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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		
		69 C	84 B



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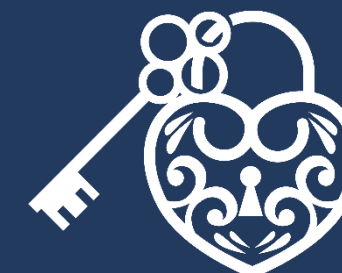
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Asking Price £200,000

Chorley Road, Wigan WNI 2SX

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Situated in the highly desirable village of Standish, this spacious two-bedroom home presents an excellent opportunity for investors or buyers looking to put their own stamp on a property. Set back from the road, the property benefits from a gravelled front garden and a driveway providing off-road parking. Inside, an entrance hallway leads to a generously sized lounge at the front, complete with a fireplace and flowing into a separate dining area — ideal for reconfiguring or modernising to suit contemporary tastes. To the rear, the kitchen offers a range of fitted units and opens directly onto the garden, providing plenty of potential for extension or improvement. Upstairs, the first floor features a spacious and bright master bedroom to the front, a second double bedroom with fitted wardrobes at the rear, and a family bathroom fitted with a corner shower, WC, sink, and heated towel rail. The standout feature is the exceptionally long rear garden, which backs onto woodland via a gated entrance — a rare find in such a popular location. The outdoor space also includes a patio area, shed, and a utility building, offering further scope for enhancement. While the property requires modernisation throughout, it is offered with vacant possession and represents a fantastic opportunity to add value in a prime Standish location close to local amenities, schools, and transport links.



