



TRACY PHILLIPS

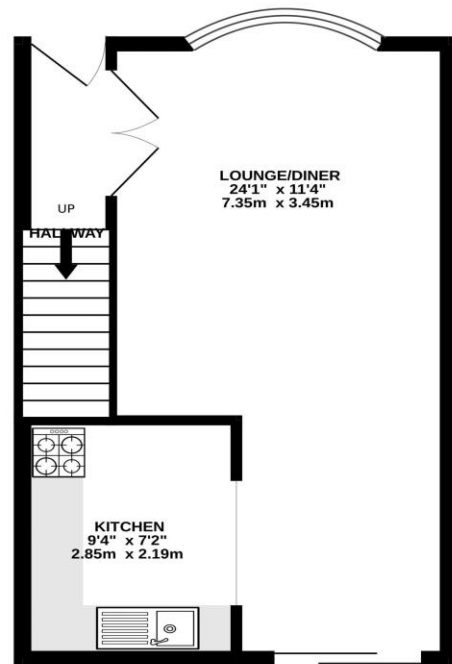
Estates



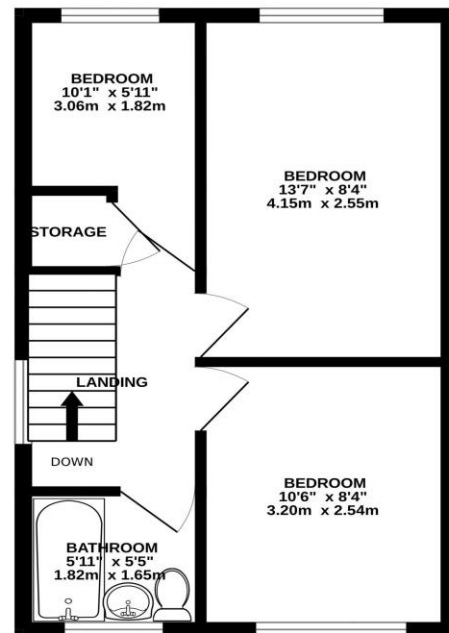
TRACY PHILLIPS

Estates

GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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		88 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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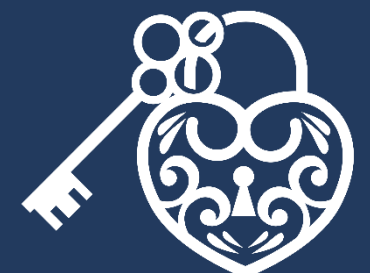
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers In The Region Of £200,000

Robin Hill Drive, Wigan WN6 0QW

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Located in the desirable village of Standish, this property is close to excellent local schools, a wide range of amenities, and beautiful local walks. It also offers excellent transport links, being just a five-minute drive from Junction 27 of the M6, making it ideal for commuters and benefits from being offered with **no onward chain**.

This well-presented three-bedroom semi-detached home is situated on a well-established and attractive estate in Standish village. The property enjoys ample driveway parking along with additional on-street parking, and benefits from a detached brick-built garage.

A bright entrance hallway with laminate flooring, leading through to the spacious open-plan lounge and dining area. This inviting living space also features laminate flooring and includes a useful understairs storage cupboard. A large window to the front allows plenty of natural light, while patio doors at the rear open directly onto the garden.

The kitchen is located just off the dining area and is fitted with a range of cupboards, integrated gas hob and oven, and plumbing for a washing machine.

To the first floor, off the central landing, there are two generously sized double bedrooms, both featuring fitted wardrobes, and a single bedroom to the front. The single room also includes a built-in cupboard over the stairs, housing the central heating boiler. The family bathroom comprises a shower over the bath, WC, and washbasin.

The rear garden is not overlooked and features a patio and lawn surrounded by mature trees and shrubs.



