



TRACY PHILLIPS

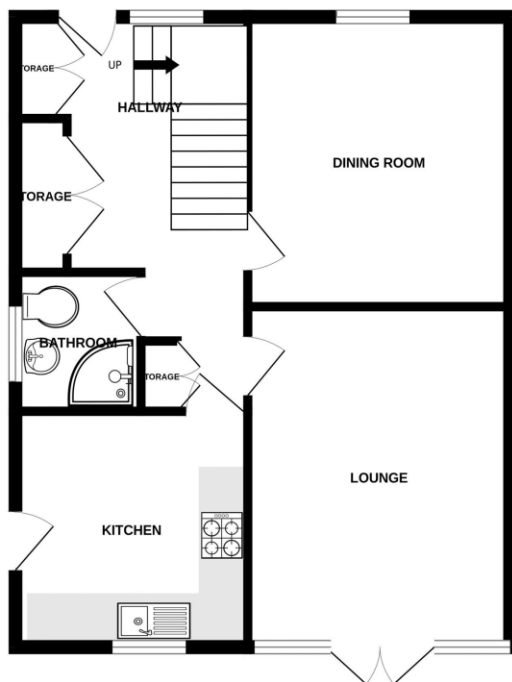
Estates



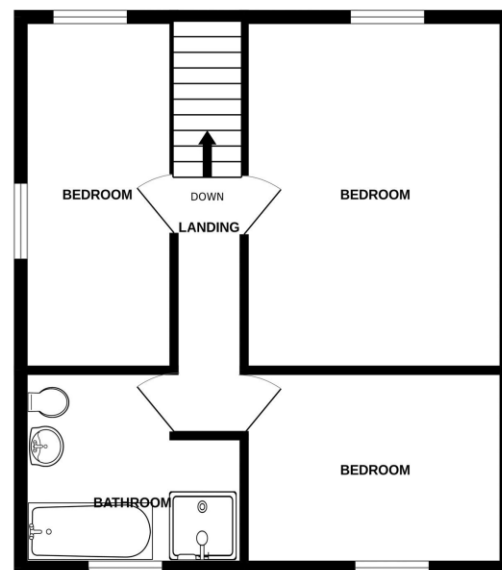
TRACY PHILLIPS

Estates

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 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.
Made with Metropix ©2025



01257 422228

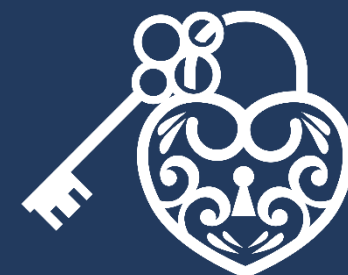
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price £260,000

Dovedale Drive, Wigan WN6 0LQ

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.



Beautifully Presented Three-Bedroom Dormer Bungalow in Sought-After Standish

Tucked away on a quiet residential street, this immaculately maintained and tastefully appointed three-bedroom semi-detached dormer-style bungalow offers a generous 1,047 sq. ft. of versatile living space. Ideal for families, it also presents a unique opportunity to accommodate an elderly or disabled relative, thanks to its flexible layout. Enjoying stunning views towards Winter Hill, the property has recently been enhanced with a new driveway and is arranged over two well-planned floors. Upon entering, you are welcomed by a spacious hallway with ample storage and a spindled staircase rising to the first floor. The front reception room, currently used as a dining room, could easily serve as a ground-floor bedroom if desired. To the rear, a second reception room serves as a comfortable lounge, featuring a charming fireplace and picturesque views of the beautifully kept garden. The ground floor also includes a modern kitchen fitted with a range of wall and base units, integrated appliances, and contemporary finishes. A generous ground floor shower room, complete with a classic white suite—wash hand basin, corner shower, and WC—adds further convenience. Two large storage cupboards are also accessed from the spacious hallway. Upstairs, you'll find three bright and well-proportioned bedrooms. The master benefits from fitted storage, as does bedroom two whilst the two rear bedroom enjoy open aspects and the stylish family bathroom features a four-piece suite including a bath, separate shower, vanity basin, and WC.

Outside, the property sits behind a low brick wall with gated access to a smart impressed concrete driveway, leading to a detached garage. The private, south-facing rear garden is laid to lawn with a paved patio—perfect for summer barbecues—and enjoys open views across the neighbouring school playing fields.

Located in the heart of the ever-popular village of Standish, this home is within walking distance of highly regarded schools, scenic countryside walks, and excellent motorway links. Standish is known for its vibrant community spirit and is home to Wigan’s only Grade I listed building, adding a touch of history to this thriving area. Early viewings are highly recommended to fully appreciate everything this charming and versatile home has to offer.





