



TRACY PHILLIPS

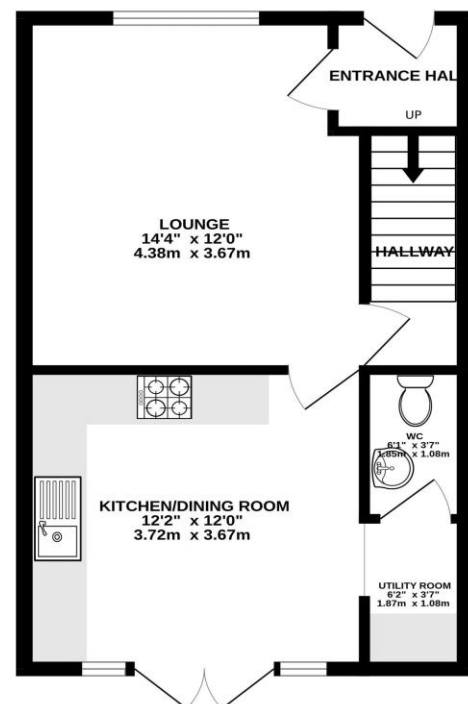
Estates



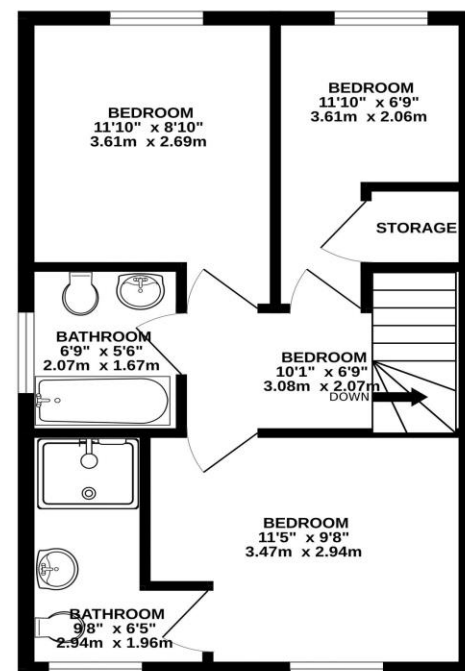
TRACY PHILLIPS

Estates

GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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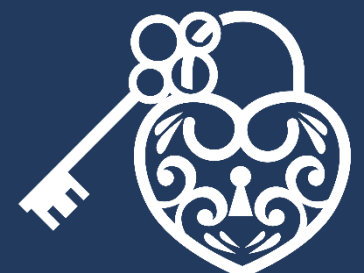
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Offer In Excess Of £250,000

Buttercup Meadow, Wigan WN6 0ZU

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Positioned in the highly desirable area of Standish Village, this beautifully presented three-bedroom home offers a perfect blend of comfort, style, and practicality. With excellent local schools, shops, and amenities just a short distance away, this property is ideally suited to families, professionals, or anyone seeking a well-connected and peaceful place to call home.

To the front, the property benefits from private parking for two cars plus additional driveway space. Step inside to a welcoming entrance hallway leading into a bright and airy front lounge, complete with a handy under-stairs storage cupboard. To the rear, the elegant dining kitchen is sure to impress—featuring a range of modern units, integrated fridge freezer, oven, and hob, all complemented by French doors that open directly onto the secure, south-facing garden. The ground floor also includes a stylish cloakroom with WC and sink for added convenience.

Upstairs, the spacious master bedroom offers both built-in and fitted wardrobes along with a beautifully appointed en suite with large shower, WC and sink. A further double bedroom is located to the front, while the third bedroom is a generous single with a built-in cupboard—ideal for a child’s room, guest space, or home office. The family bathroom features a shower over the bath, WC, sink, and heated towel rail. Additional benefits include a fully boarded loft with ladder access, offering excellent storage potential.

Outside, the rear garden is a true highlight—south-facing, private, and not overlooked, it features a smart patio area, artificial lawn, and a wooden outbuilding/lodge fitted with electricity, offering the perfect space for a home office, gym, or garden retreat. This is a fantastic opportunity to secure a well-proportioned, move-in-ready home in one of Standish’s most sought-after residential areas.

