



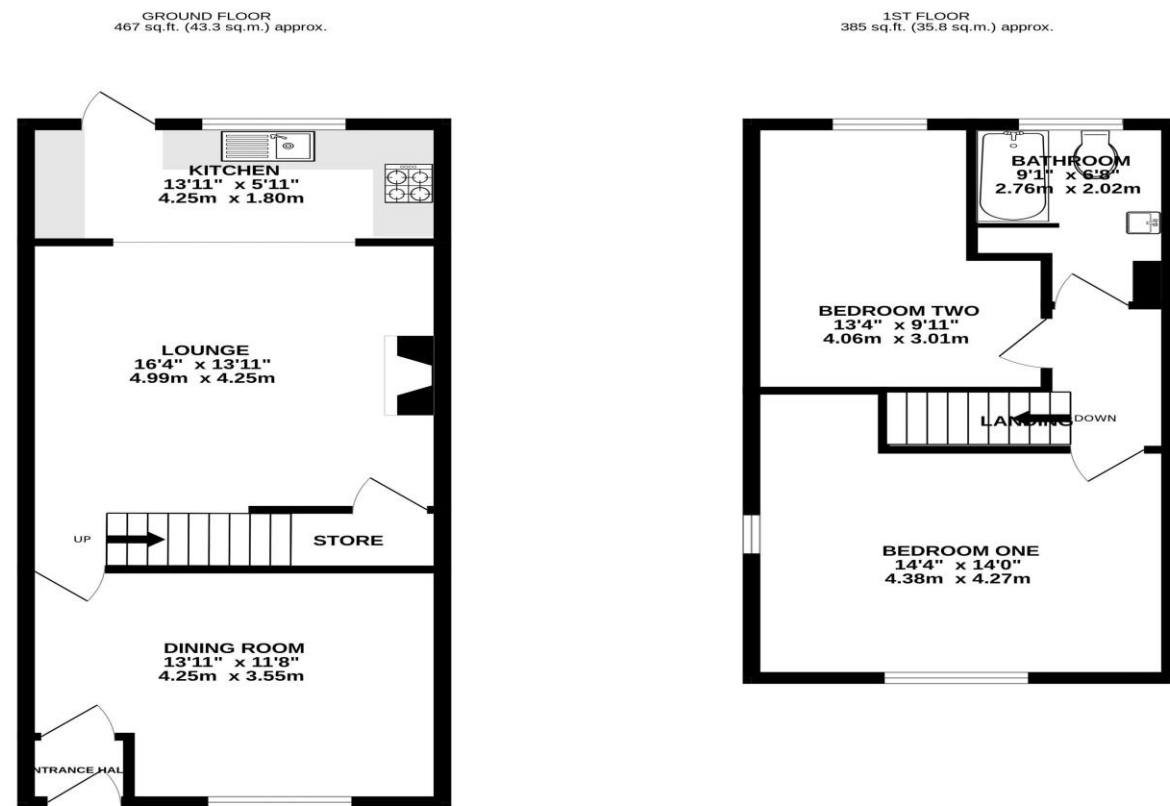
TRACY PHILLIPS

Estates



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PLATT LANE
TOTAL FLOOR AREA: 852 sq.ft. (79.1 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	68 D	80 C
39-54	E		
21-38	F		
1-20	G		

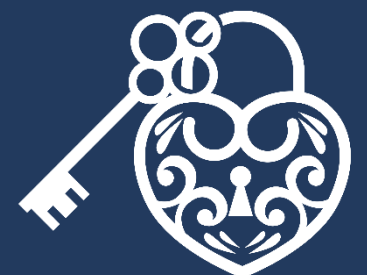


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Asking Price £210,000

Platt Lane, Standish, WNI 2XF



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A Charming Two-Bedroom Cottage with Open Views and Off-Road Parking

Enjoying a delightful position with lovely open views to both the front and rear, this beautiful two-bedroom cottage combines character, comfort, and convenience. The property has been tastefully renovated to create a warm and welcoming home with a spacious, light-filled interior extending to over 850 sq. ft.

Platt Lane is a highly desirable location, offering a peaceful, semi-rural setting within easy reach of Standish Village, Wigan, Chorley, and the M61 motorway — ideal for those seeking a countryside feel with great accessibility.

The accommodation briefly comprises a front lounge with pleasant views and a lovely rear sitting room warmed by a wood-burning stove set in an impressive surround, creating a cosy focal point. The fitted kitchen offers ample workspace and integrated appliances and opens directly onto a gravelled courtyard for ease of maintenance — perfect for outdoor dining and relaxation.

On the first floor, there are two attractive bedrooms with both bedrooms enjoying beautiful open views, and a modern three piece family bathroom featuring a low-level WC, wash hand basin, panelled bath with overhead shower and complemented by tasteful wall and floor tiling.

Outside, the enclosed rear courtyard enjoys open views and a sunny southerly aspect, while to the side of the property there is off-road parking for two cars — a rare and valuable feature for a cottage of this style.

This charming home is ideally located just a short distance from Standish village centre, with easy access to both the M6 and M61, making it perfect for commuters. For lovers of the outdoors, there are numerous countryside walks right on the doorstep. Further benefits include gas central heating, double glazing and the tenure of the property is Freehold.

