



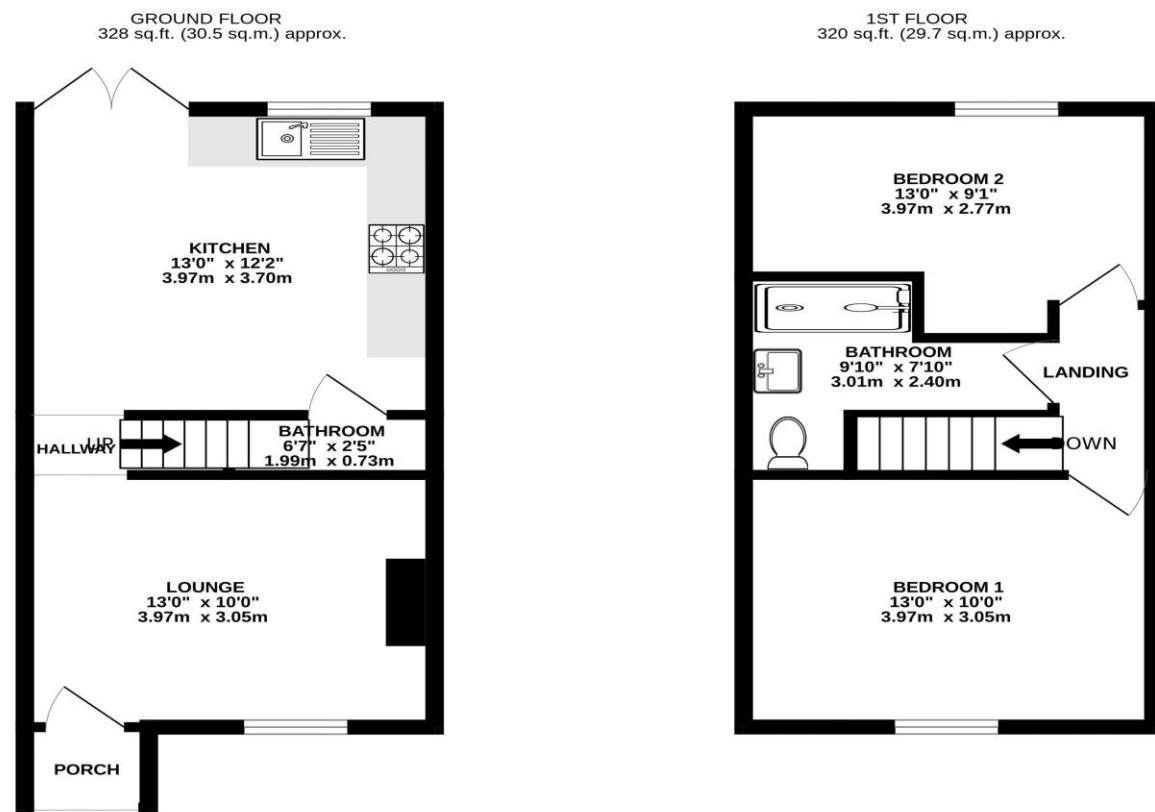
TRACY PHILLIPS

Estates



TRACY PHILLIPS

Estates



TOTAL FLOOR AREA: 648 sq.ft. (60.2 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.

Made with Metropix ©2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price £210,000

Platt Lane, Wigan WNI 2XF

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.



Offered with no chain, this charming end-terrace cottage enjoys beautiful open views across fields to both the front and rear and is ideally positioned on the edge of Standish village.

The front garden is designed for easy maintenance and features a welcoming storm porch, creating an inviting first impression.

Stepping inside, the front lounge offers a warm and cosy atmosphere with wood flooring and a log burner—effect fireplace.

To the rear, a spacious kitchen-diner provides an excellent social hub for the home, complete with a range of fitted cupboards and integrated appliances including a gas hob, oven, dishwasher, and fridge freezer. French doors open directly onto the rear garden, allowing natural light to flood the space. A convenient cloakroom with WC and sink completes the ground floor.

Upstairs, the master bedroom is exceptionally generous and enjoys lovely open views, while the second bedroom is also a comfortable double with similarly attractive outlooks. The modern bathroom features a large shower, WC, and a vanity sink with complementary tiling.

The rear garden is secure, private, and benefits from side access. With a lawned area and far-reaching views over the surrounding fields.



