



TRACY PHILLIPS

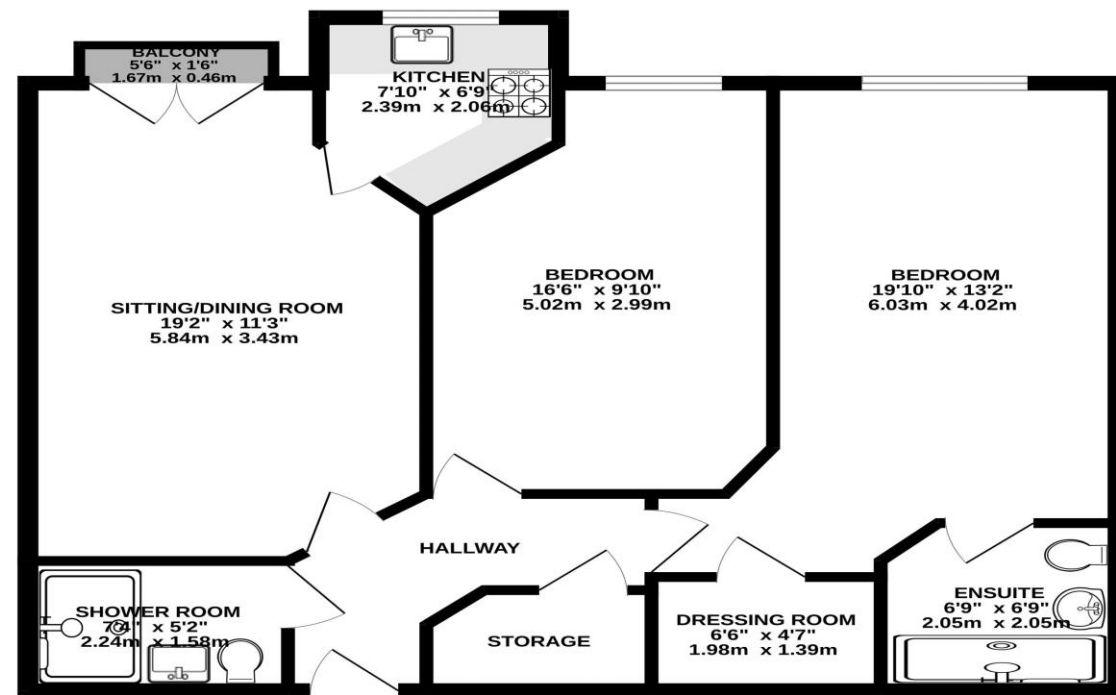
Estates



TRACY PHILLIPS

Estates

GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 | 85 B | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Asking Price £265,000

Wellington Place, Wigan WN6 0FH

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Tucked away just off the High Street, Brideoake Court is a popular gated McCarthy & Stone retirement development set within the heart of the thriving village of Standish. The location offers easy access to a wide range of shops and local amenities, while beautifully maintained communal gardens to the rear provide a peaceful place to relax.

Designed exclusively for the over-60s, Brideoake Court comprises 31 purpose-built apartments and offers secure, modern living with a 24-hour emergency call system. Residents enjoy a welcoming communal lounge with tea and coffee facilities, a hotel-style guest suite for visiting family and friends, and access to landscaped gardens. Well-behaved pets are also welcome. This bright, south-west facing **first-floor apartment** is easily accessed via lift or stairs and enjoys a pleasant outlook over the communal gardens.

The welcoming entrance hall includes a security entry system, emergency call system and a useful walk-in storage cupboard housing a washer/dryer. The spacious living room features doors opening onto a south-west facing Juliette balcony, allowing plenty of natural light and offering space for dining. A separate modern fitted kitchen includes integrated appliances. The apartment offers **two well-proportioned bedrooms**, including a generous main bedroom with walk-in wardrobe and ensuite shower room. A second bedroom provides flexible use as a guest room, dining room or study, while a further shower room completes the accommodation.

The apartment is offered with **no onward chain**.



