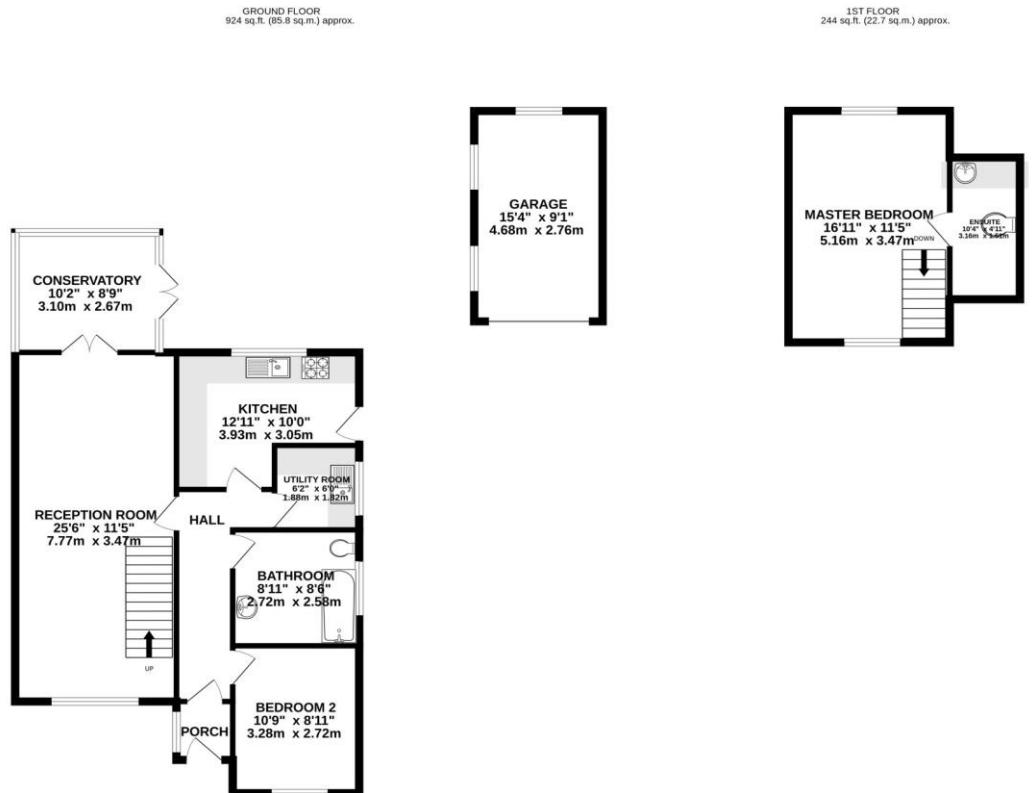


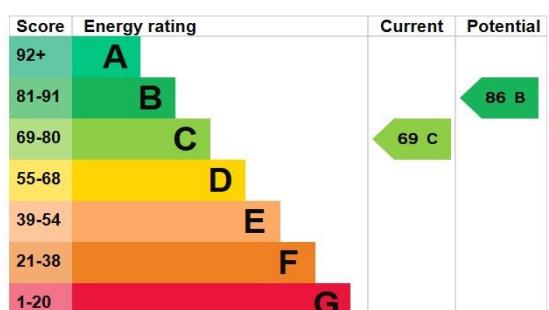


# TRACY PHILLIPS

## Estates



**TOTAL FLOOR AREA: 1162 sq ft. (108.5 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 and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# TRACY PHILLIPS

## Estates



Asking Price: £260,000

Bentham Road, Standish, Wigan WN6 0NE



Bungalows in excellent condition are increasingly hard to find, particularly those within walking distance of a vibrant village centre. This attractive semi-detached home offers a rare opportunity, positioned on a quiet and established estate of similar properties and enjoying close proximity to the heart of Standish Village, which is just a short stroll away. The property has been extensively improved during the current owners' tenure and is presented in genuine turn-key condition, requiring no further work. Significant upgrades include a stylish new kitchen, a modern bathroom, and the addition of a stunning rear conservatory and utility room. The internal layout has been thoughtfully adapted to support easy living, incorporating a fully equipped utility room and flexible bedroom accommodation, making the home both practical and future-proof.

The accommodation begins with an entrance vestibule at the front of the home, leading into a well-proportioned lounge leading into the dining area and with the staircase to the first floor, which is centred around an impressive wood-burning stove, creating a warm and inviting focal point and access into the beautiful plant filled conservatory. An inner hallway provides access to the remainder of the ground floor accommodation. The newly fitted kitchen features an attractive range of modern high gloss units complemented by integrated appliances and a side access door to the exterior. A separate and very practical laundry room houses the washing facilities and provides valuable extra storage. A standout feature of the property is its excellent ground-floor living provision, which includes not only a generous ground-floor bedroom but also a fully equipped, contemporary four-piece bathroom suite, ideal for those seeking long-term accessibility. In addition, the ground floor also offers further versatile bedroom space, including a front room that would work equally well as a dining room if desired. To the rear of the home, the beautiful conservatory floods the property with natural light and provides a relaxing additional living space, overlooking the easy-to-care-for rear garden, which is designed for low maintenance and includes a patio seating area. To the first floor, the accommodation is complemented by an impressive master bedroom suite, filled with natural light and offering a peaceful retreat, together with the added benefit of an adjacent cloakroom. This thoughtful layout provides excellent flexibility, allowing for a first-floor principal suite while retaining the option of ground-floor bedroom living should the need arise.

Externally, the property benefits from excellent off-road parking via a block-paved driveway to the front. The rear garden is private, manageable, and ideal for those seeking low-maintenance outdoor space and there is also a full-sized garage with electric roller door.

Ideally located within walking distance of Standish Village, the property enjoys access to a wide range of amenities including supermarkets, reputable schools, leisure facilities, transport links, and an excellent selection of cafés, restaurants, bars, and independent shops. This smart, flexible home is perfectly suited to buyers seeking easy living, future-proof accommodation, and a prime village location.

Early viewings are strongly recommended and can be arranged through our office.



