



TRACY PHILLIPS

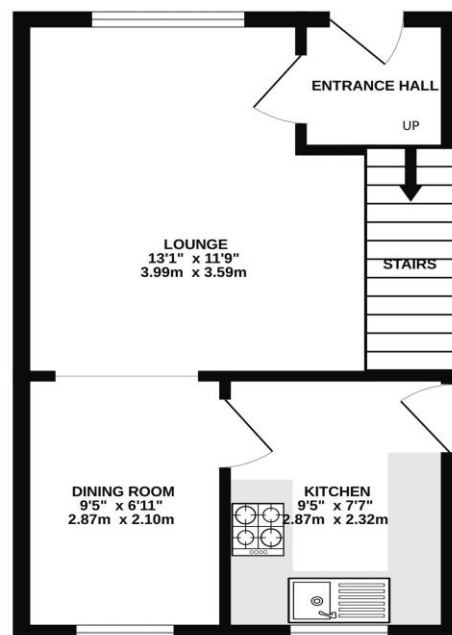
Estates



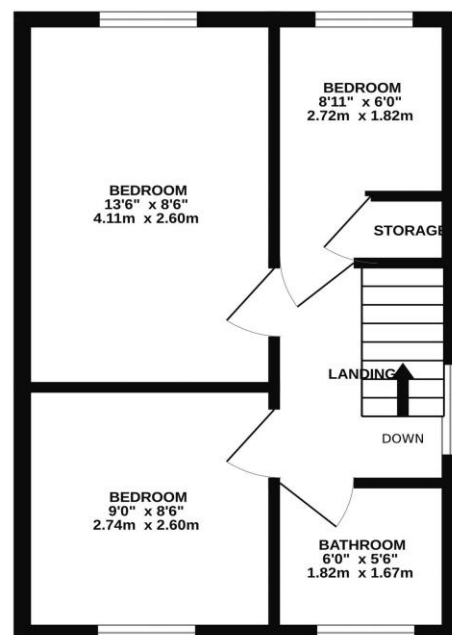
TRACY PHILLIPS

Estates

GROUND FLOOR
326 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Asking Price £240,000

Barbrook Close, Wigan WN6 0SX

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Nestled in the sought-after area of Standish, this well-presented three-bedroom home offers a perfect blend of comfort and convenience. With excellent local schools, a variety of cafes and restaurants, and scenic walks nearby, with easy access to the M6 (Junction 27 just a five-minute drive away), commuting is a breeze.

The property welcomes you with a front garden featuring a planted border and a paved driveway, leading into a bright entrance hallway. To the front, the lounge boasts an electric fireplace, creating a cozy space that flows seamlessly into the dining area at the rear, complete with a window overlooking the private garden. The kitchen is well-equipped with a gas hob, ample storage, and a door providing direct access to the rear garden. There's also a useful understairs storage cupboard. Upstairs, the master bedroom at the front benefits from fitted wardrobes, while the second double bedroom offers a peaceful view over the rear garden. A third bedroom at the front serves as a perfect single room or home office. The family bathroom includes a bath with overhead shower, sink, and WC.

Outside, the south-facing rear garden is a private, featuring a lawn, patio, and raised decking area—ideal for outdoor entertaining. A detached single garage provides additional storage or parking.

This property is available with no onward chain.



