



TRACY PHILLIPS

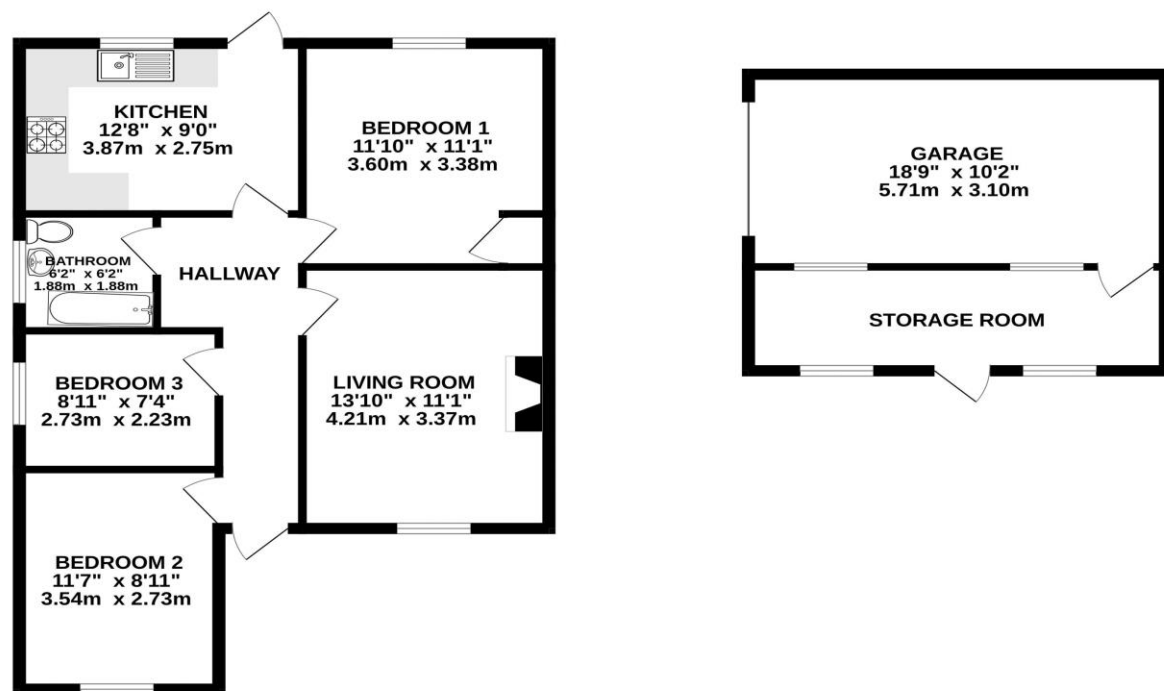
Estates



TRACY PHILLIPS

Estates

GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 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	57 D	78 C
39-54	E		
21-38	F		
1-20	G		



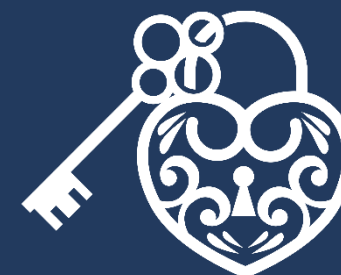
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Offers In Excess Of £200,000

Sheldon Avenue, Standish, Wigan, WN6
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A fantastic opportunity to purchase this spacious three-bedroom semi-detached true bungalow, situated in a quiet and highly desirable area of Standish. Offering bright and well-proportioned accommodation, a generous wraparound garden, ample driveway parking and a substantial detached brick-built garage with a separate workshop, this property has plenty to offer. The property is offered with no onward chain, and early viewings are highly recommended as we anticipate considerable interest.

To the front, a lawned garden with a gated pathway leads to the entrance door and into a bright hallway. The living room is a lovely, well-proportioned space positioned to the front of the property, featuring a fireplace with a back boiler. The spacious kitchen is situated to the rear and is fitted with a range of cupboards, an integrated oven, an electric hob and an external door providing access to the garden. There are three well-sized bedrooms. The master bedroom is a particularly spacious double overlooking the rear, while the second bedroom is also a generous double positioned to the front. The third bedroom is a good-sized single, previously used as both a dining room and a study, and enjoys far-reaching views towards Rivington.

Externally, the garden wraps around the bungalow, providing plenty of outdoor space to enjoy. A generous tarmac driveway offers parking for several vehicles and leads to a large detached brick-built garage, which has recently benefited from a new roof and garage door. The garage has power, with a separate section that has previously been used as a workshop and office, offering excellent versatility for those requiring additional storage, workspace or hobbies.

Standish is a popular and historic village, renowned for its excellent schools, vibrant high street and welcoming community. A variety of independent shops, cafés and restaurants are all close by, alongside local amenities and pleasant walks. This is a wonderful opportunity to acquire a spacious true bungalow in a sought-after location, with excellent outside space, versatile outbuildings and the added benefit of no onward chain.





