



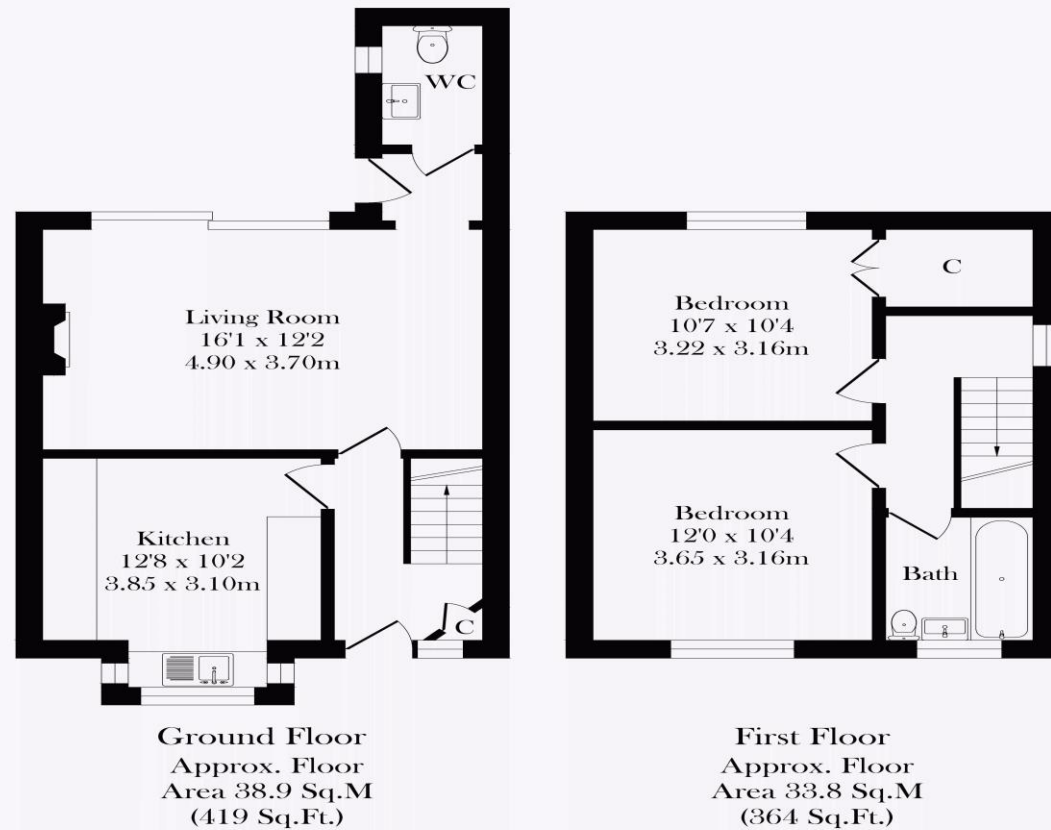
TRACY PHILLIPS

Estates



TRACY PHILLIPS

Estates



TRACY PHILLIPS
Estates

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price £160,000

Baxter Street, Standish, WN6 0DE



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.

Positioned within walking distance of the ever-popular Standish Village, this well-presented two-bedroom home enjoys an excellent location close to a wide range of independent shops, cafés, restaurants, highly regarded schools and picturesque local walks. The property also benefits from excellent commuter links, being just a 10-minute drive from Junction 27 of the M6 and approximately 15 minutes from Wigan train station.

To the front of the property, there is off-road parking for two vehicles. The entrance hallway features a stylish new banister, creating an attractive first impression. The fitted kitchen is positioned to the front of the home, while the spacious lounge to the rear offers a cosy log burner and patio doors opening onto the rear garden. A convenient ground floor cloakroom is fitted with a WC and wash hand basin.

To the first floor, the principal bedroom is located at the front of the property, with a generous second double bedroom to the rear benefiting from an exceptionally large walk-in wardrobe, which could also be utilised as additional storage or a dressing area. The family bathroom is fitted with a bath with shower over, WC and wash hand basin.

Outside, the rear garden has been designed for year-round enjoyment, featuring a covered uPVC seating area that provides shelter in all weather, along with a further paved patio, making it an ideal space for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the accommodation and convenient location this lovely home has to offer.

