



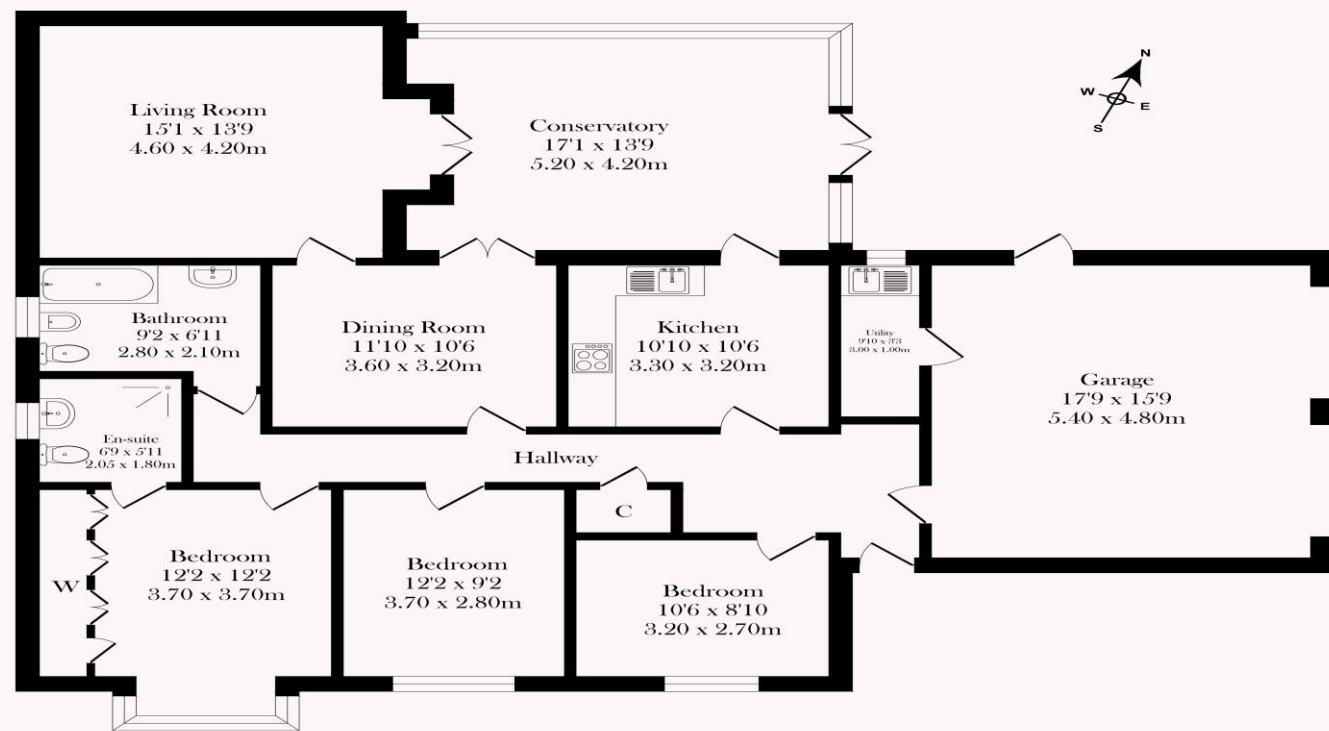
TRACY PHILLIPS

Estates



TRACY PHILLIPS

Estates



Approx. Floor Area 164.3 Sq.M (1769 Sq.Ft.)

Total Approx. Floor Area 164.3 Sq.M. (1769 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



01257 422228

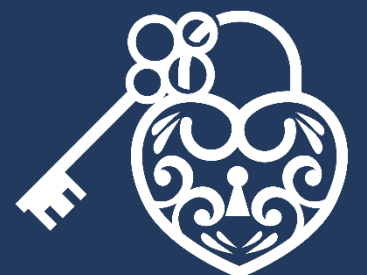
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price £440,000

The Fields, Standish, Wigan WN6 0GF

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.



Located close to the heart of the bustling village of Standish, this very well-proportioned three-bedroom detached true bungalow occupies a delightful position within a quiet and peaceful residential cul-de-sac, just off Ashfield Park Drive and within walking distance of Ashfield Park. Bungalows of this calibre rarely become available on the open market, particularly in such a sought-after and little-known setting. Standish is renowned for its desirability, thriving community atmosphere, diverse range of local shops and amenities, excellent schools and convenient transport links. Internally and externally, the property has been well maintained and offers a warm and inviting ambience throughout.

Extending to approximately 1,769 square feet, the thoughtfully arranged accommodation provides both generous proportions and a practical layout. The accommodation comprises three well-sized bedrooms, one of which is currently fitted as a home office. The principal bedroom benefits from fitted storage and an adjoining en suite shower room. A four-piece family bathroom serves the remaining bedrooms. The kitchen is fitted with a comprehensive range of wall and base units with complementary work surfaces and is equipped with an integrated eye-level electric oven, gas hob with extractor canopy and dishwasher. The spacious lounge provides a welcoming space for relaxation and flows seamlessly into the conservatory — a delightful spot to enjoy views of the mature rear garden, which is filled with an abundance of planting and shrubs and is truly a gardener's delight. A separate dining room also opens into the conservatory, enhancing the versatility of the living space. Further benefits include a double attached garage with direct access from the bungalow and a dedicated laundry room.

Occupying a wonderful private corner plot — much larger than average — the property enjoys beautifully maintained gardens to both the front and rear. The rear garden features flagged patios, mature trees and well-established planting, creating a peaceful and private outdoor setting. To the front, a tarmac driveway provides ample off-road parking for multiple vehicles and leads to the garage. A brick wall with wrought iron fencing secures the front garden, which is complemented by a charming, plant-filled pergola.

Offered with no onward chain, viewings of this lovely bungalow are now warmly invited.





