



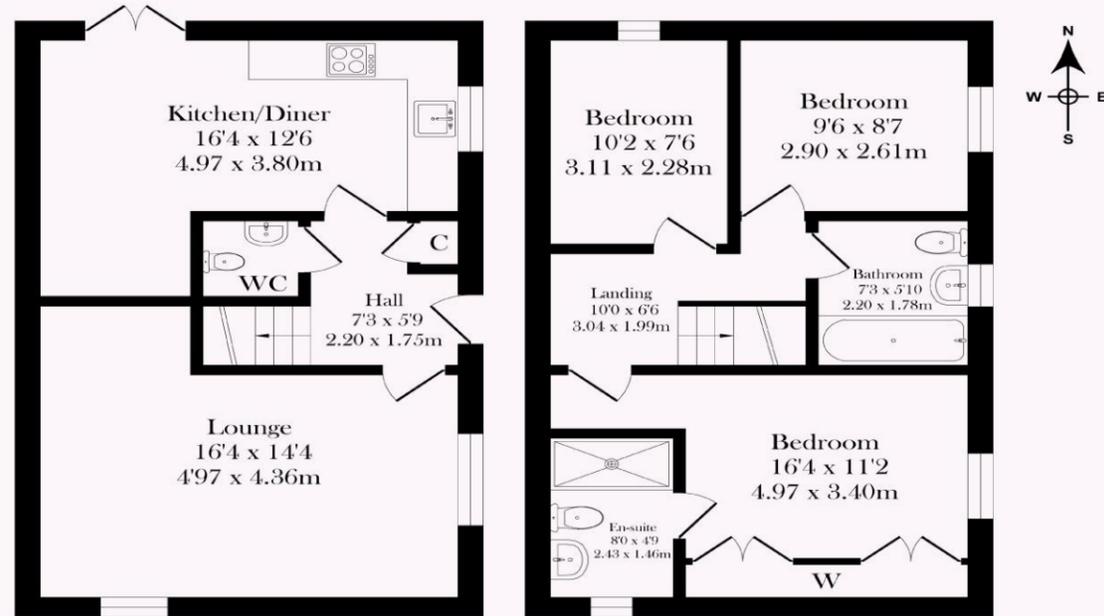
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor Area 42.2 Sq.M (454 Sq.Ft.)

First Floor
Approx. Floor Area 42.2 Sq.M (454 Sq.Ft.)

Total Approx. Floor Area 84.4 Sq.M. (908 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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £270,000

White Bridge Close, Standish, WN6 0FN



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Set within the sought-after Wainhomes development just off Rectory Lane in Standish, this modern property offers a perfect blend of modern living, family-friendly design, and a desirable location. This attractive three-bedroom semi-detached property is ideal for first-time buyers, growing families, or those looking to downsize without compromising on style or space.

Upon entering, you are welcomed into a bright and spacious hallway with a cloakroom off which comprises a wc and wash hand basin. To the left of the hallway is the stylish lounge which has windows to two aspects, filling the room with light. There is also a contemporary open-plan kitchen and dining area, fitted with modern units and integrated appliances and French doors leading into the garden and perfect for entertaining or relaxing on summer evenings. Upstairs, the property boasts three well-proportioned bedrooms, including a stylish master bedroom with en-suite shower room. A sleek family bathroom completes the upper floor, offering a modern suite and neutral décor throughout.

Externally, the home benefits from a driveway providing off-road parking, a well-maintained and enclosed garden (ideal for children or pets) and there is an electric charging point installed. With excellent transport links to the M6 and Wigan town centre, the recently built estate is a superb opportunity to own a quality-built home in a thriving and well-connected community.

The centre of Standish and it's many amenities is easy to reach.

Viewings are now welcomed.

