



TRACY PHILLIPS

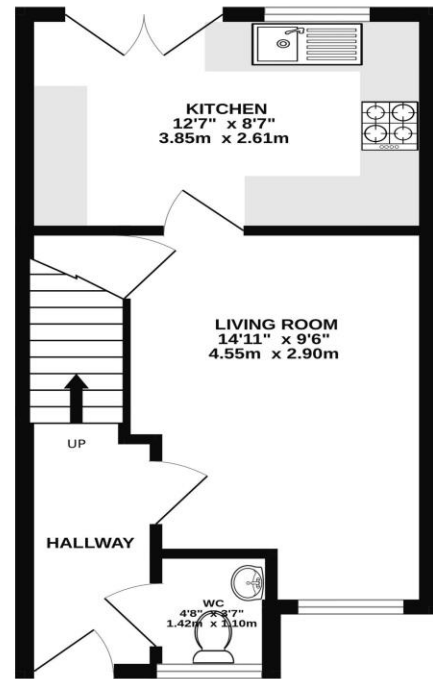
Estates



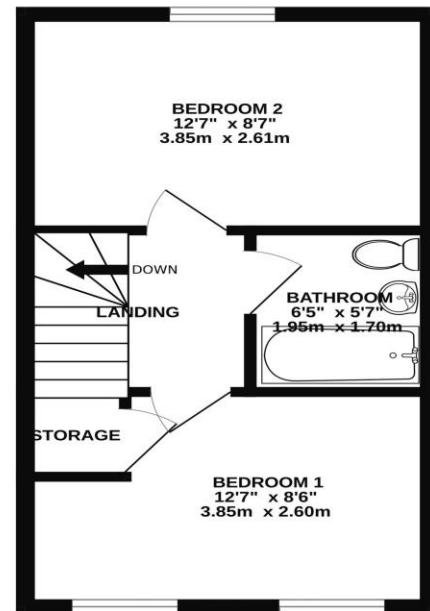
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Estates

GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq.ft. (56.9 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		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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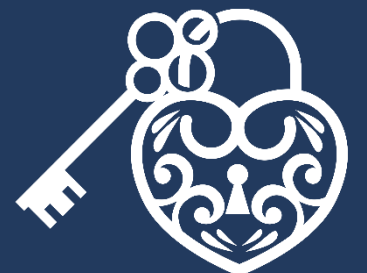
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Asking Price £190,000

Fairway, Standish, Wigan WN6 0UY

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Situated in the highly desirable village of Standish, this attractive two double bedroom end-terrace property enjoys a convenient location close to a variety of local amenities, excellent schools and lovely countryside walks, whilst being just a five-minute drive from Junction 27 of the M6 motorway.

The property benefits from allocated parking for two vehicles and briefly comprises an entrance hallway with a convenient cloakroom featuring a WC and wash basin. To the front of the property is a spacious lounge, while to the rear is a generous dining kitchen fitted with a range of cupboards, a breakfast bar, and an integrated oven with gas hob. French doors open out onto the enclosed rear garden.

To the first floor, the landing provides access to a useful storage cupboard, two spacious double bedrooms, and a family bathroom fitted with a bath with shower over, WC and wash basin.

Externally, the rear garden features a patio area, lawn and gated access. This well-presented home would make an ideal first-time purchase or investment opportunity. Early viewing is highly recommended and warmly invited.





