



TRACY PHILLIPS

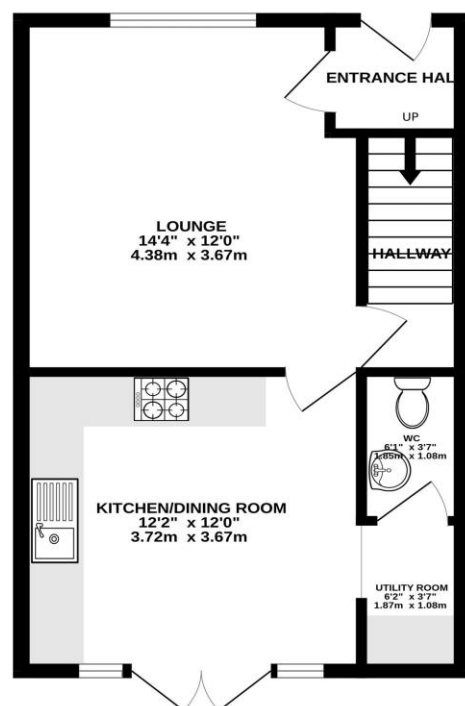
Estates



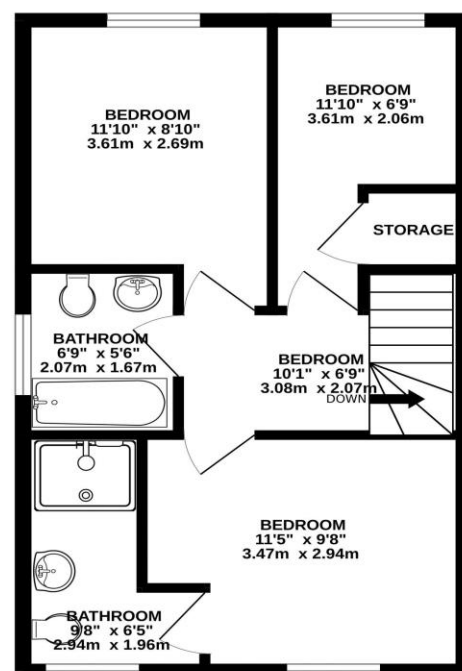
TRACY PHILLIPS

Estates

GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Offers in Excess of £250,000

Almond Green Avenue, Standish, Wigan
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This beautifully presented three-bedroom semi-detached home enjoys a private position within a highly sought-after estate in Standish. Set back from the road, the property benefits from a generous driveway providing off-road parking for approximately three vehicles.

Stepping inside, you are welcomed by an inviting entrance hall that leads into a lovely front lounge, filled with natural light. To the rear, the stylish kitchen–diner is fitted with modern units and includes an integrated dishwasher, cooker, and fridge-freezer. French doors open directly onto the rear garden, creating a bright, airy environment perfect for both everyday living and entertaining. A practical utility area sits just off the kitchen, offering additional cupboard space and plumbing for both a washing machine and dryer. The ground floor also benefits from a well-proportioned understairs cloakroom, fitted with a WC and vanity sink. To the first floor, the master bedroom is positioned at the rear and offers a generous space with fitted wardrobes and a contemporary en-suite comprising a large shower, WC, and vanity sink. The second bedroom is a comfortable double, while the third bedroom provides an ideal single room, nursery, or home office. Completing the accommodation is a modern family bathroom fitted with a bath with handheld shower, vanity washbasin, and WC.

The rear garden has been thoughtfully landscaped to offer attractive yet low-maintenance outdoor living, featuring a patio area and steps leading to an artificial lawned section—perfect for relaxing or entertaining throughout the year.

Standish itself offers a wealth of local amenities, highly regarded schools, and lovely countryside walks right on the doorstep. The property is also conveniently positioned within just a 10-minute drive of Junction 27 of the M6, making it ideal for commuters while still benefiting from a peaceful residential setting.





