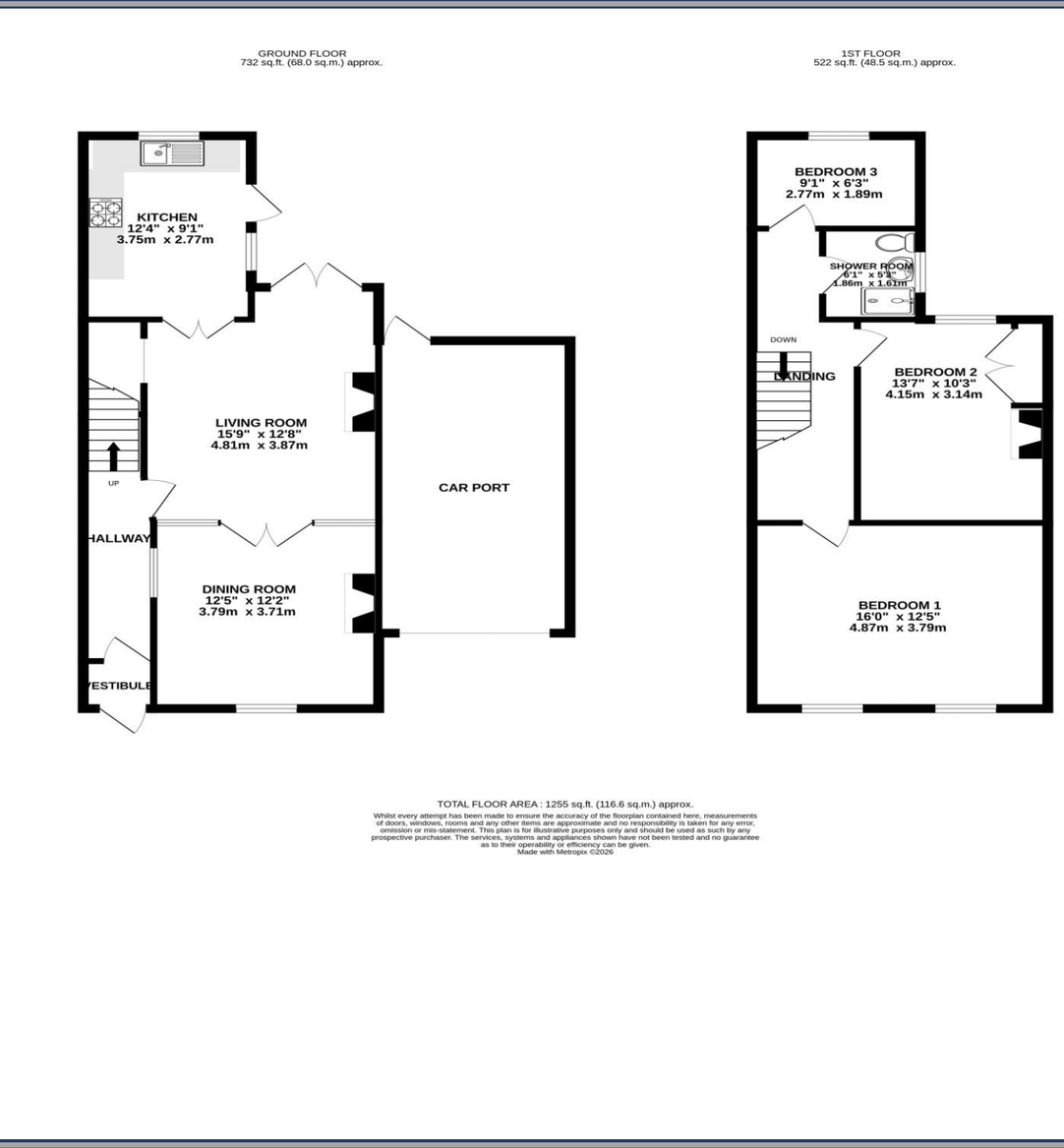
TRACY PHILLIPS Estates

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01257 422228
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

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Asking Price: £200,000

Heaton Street, Standish, WN6 0DA

Situated just a short stroll from the heart of Standish Village, this traditional garden-fronted end-terraced home offers a wonderful blend of character, charm and generous living space. Extending to over 1,200 sq ft, the property retains many appealing period features, including high ceilings, alongside a welcoming atmosphere that makes it an ideal family home in this highly sought-after village location.

The accommodation is both spacious and versatile, briefly comprising an inviting entrance hallway with stairs rising to the first floor and access to the open-plan lounge and dining room. The two reception rooms are separated by double doors, allowing them to be opened up to create an excellent entertaining space or closed to provide two more intimate rooms for cosy evenings at home. The lounge is centred around an attractive fireplace housing a newly fitted wood-burning stove, creating a warm and inviting focal point, with a pleasant outlook over the rear garden. The adjoining front reception room is currently arranged as a dining room, offering plenty of space for family meals and entertaining. To the rear, the fitted kitchen provides a range of wall and base units, an electric hob and oven with extractor hood above, together with space for additional appliances. A door provides convenient access to the garden.

On the first floor are three bedrooms, including two particularly generous double rooms, alongside a smaller third bedroom. The principal bedroom benefits from two windows, while the spacious rear bedroom also offers excellent proportions. A family shower room completes the accommodation.

Externally, one of the property's standout features is its generous corner plot, providing a level of outside space and parking that is rarely found so close to the village centre. There is secure driveway parking for at least two vehicles, together with a useful carport and a handy workshop positioned to the rear. A pretty garden to the front creates an attractive first impression, while gated side access leads through to the good-sized rear garden. Designed for ease of maintenance and enjoying a degree of privacy without being directly overlooked, this lovely outdoor space is ideal for relaxing, outdoor dining and entertaining. There is also useful additional storage.

The location is a real highlight, with Standish village centre within easy walking distance and offering an excellent range of shops, bars, restaurants and everyday amenities. The area is particularly popular with families, thanks to its highly regarded local schools, while the village is also home to Wigan's only Grade I listed building.

Offered for sale with no onward chain, this charming and spacious home presents an excellent opportunity for buyers seeking character, generous accommodation, private outdoor space and convenient village living.

















