



TRACY PHILLIPS

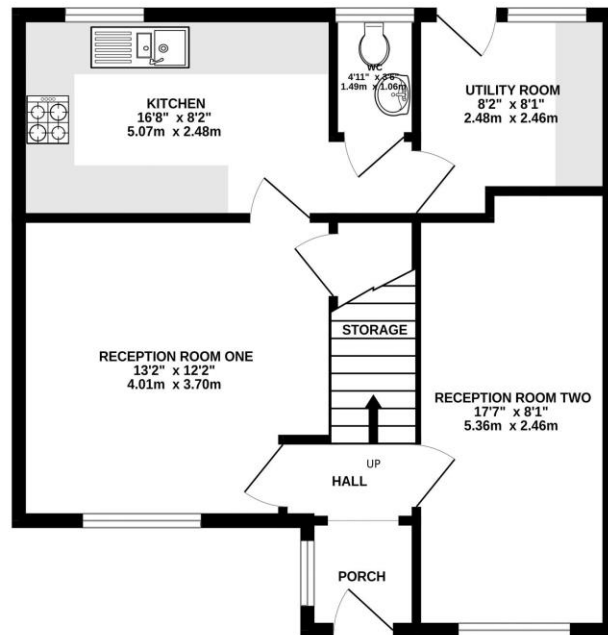
Estates



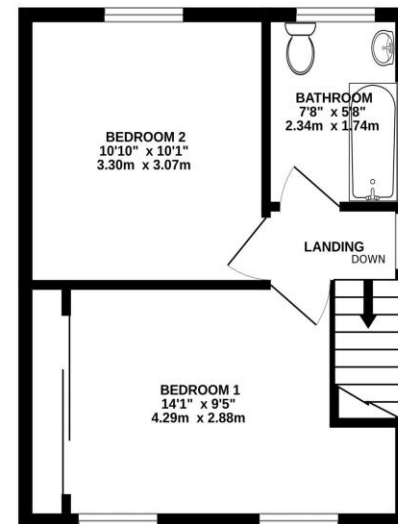
TRACY PHILLIPS

Estates

GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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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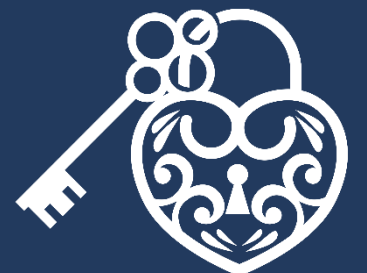
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Offers Over £200,000

Avondale Street, Wigan WN6 0LE

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Beautifully presented throughout, this spacious two-bedroom semi-detached home is ideally positioned within the heart of Standish Village. Offering two generous double bedrooms, excellent living accommodation and a lovely rear garden, the property would make an ideal home for first-time buyers, couples or a small family. Standish offers a fantastic range of amenities, including well-regarded primary schools and a secondary school, independent shops, cafés and restaurants. The property is also conveniently located within approximately a 10-minute drive of Junction 27 of the M6, with Wigan town centre and its train stations also within easy reach.

To the front, there is an imprinted concrete driveway providing parking for two cars, together with additional on-street parking. Internally, the property benefits from newly laid laminate flooring throughout the ground floor, a brand-new boiler and a newly fitted bathroom. The entrance hall leads into a large reception room positioned to the front of the property. Currently used as a dining room/playroom, this versatile space could also provide an excellent third bedroom if required. The lovely lounge is also positioned to the front and features an electric fireplace and useful understairs storage cupboard. To the rear, the fitted kitchen includes an integrated gas hob, oven and dishwasher, while a convenient downstairs cloakroom is fitted with a WC and vanity sink unit. There is also a useful utility room, which is plumbed for both a washing machine and tumble dryer, with a door providing access to the rear garden.

To the first floor, the master bedroom is a bright and spacious double room positioned to the front, complete with fitted wardrobes and a useful dressing table area. The second bedroom is also a generous double room and is positioned to the rear. The newly fitted family bathroom includes a shower over the bath, WC and wash hand basin.

To the rear, the garden features a paved patio area with steps leading up to an artificial lawn, decking area and wooden gazebo, creating a lovely space for outdoor seating and entertaining. A well-presented home in a popular and convenient village location, offering spacious accommodation, useful versatility and a lovely garden.

