TRACY PHILLIPS Estates

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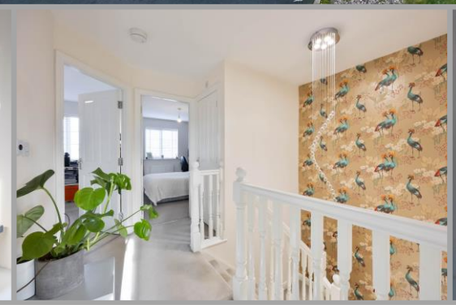


TOTAL FLOOR AREA : 1431 sq.ft. (133.0 sq.m.) approx.

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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Asking Price £325,000

Willowherb Pastures, Standish, Wigan WN6 0ZL

The property benefits from driveway parking, on-street parking and a single garage, together with an electric vehicle charging point.

Upon entering, a spacious hallway provides access to a large storage cupboard, ideal for shoes and coats, alongside a further generous cupboard housing one of the two boilers. There is also a useful cloakroom fitted with a WC and wash basin. The utility room offers a range of fitted cupboards, plumbing for a washing machine and space for a tumble dryer, with a door providing direct access to the rear garden. Completing the ground floor is a double bedroom featuring French doors opening directly onto the garden.

To the first floor, a lovely kitchen/dining room occupies the rear of the property, enjoying dual-aspect windows and an attractive feature panelled wall. The contemporary white kitchen is fitted with an integrated electric hob and oven, fridge freezer and dishwasher. To the front, a spacious lounge features French doors opening onto a Juliet balcony. A family bathroom completes this floor, fitted with a bath and shower over, WC and wash basin, complemented by attractive tiling.

The second floor offers an impressive principal bedroom positioned to the rear, featuring dual windows and fitted wardrobes, together with a private en-suite shower room comprising a shower, WC and wash basin. There are two further well-proportioned double bedrooms to the front, along with an additional useful cloakroom off the landing, fitted with a WC and wash basin.

Externally, the rear garden enjoys a sunny southerly aspect and has been arranged with a patio seating area and lawn, providing a lovely space for outdoor relaxation and entertaining. The property is located in the village of Standish with a variety of shops, cafe's, restaurants and excellent schools.



