



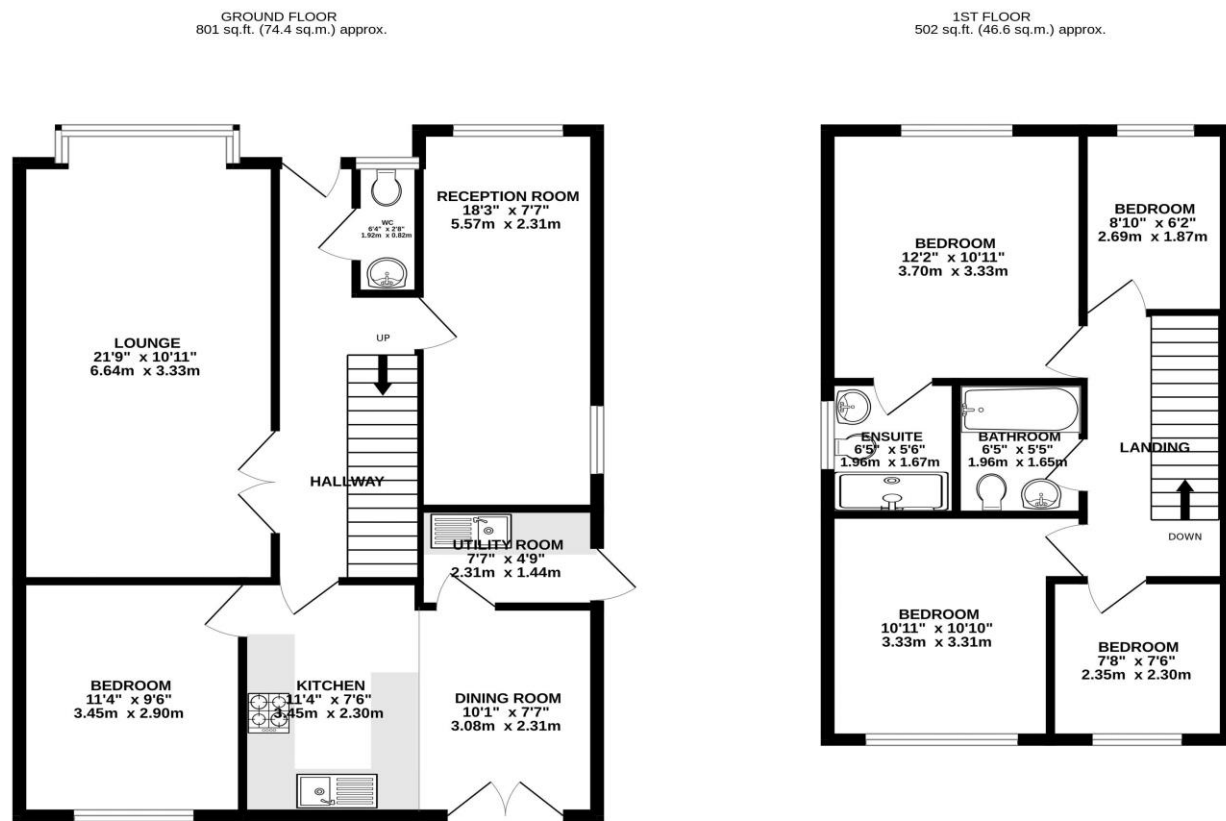
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA : 1303 sq.ft. (121.0 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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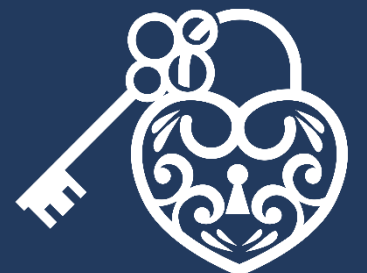
enquiries@tracyphillipstates.com

tracyphillipstates.com

Asking Price £350,000

Wheatsheaf Walk, Wigan WN6 0RH

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Located in the heart of the ever-popular Standish village, this versatile and spacious family home offers a wonderful blend of practicality, comfort, and location. Set back behind a generous double driveway with parking for up to four vehicles, the property welcomes you with a smart entrance hallway finished with stylish Karndean flooring. Just off the hall is a convenient cloakroom with WC and sink—ideal for busy family life.

To the front of the property, glazed doors open into a bright and airy lounge featuring a gas fireplace, perfect for cozy evenings. The spacious kitchen is fitted with a range of wall and base units and designated dining area, creating a central hub for family meals or entertaining. A useful utility room sits just off the kitchen, providing direct access to the side of the house.

Downstairs, a large double bedroom offers flexible living arrangements—easily used as a guest bedroom or formal dining room. To the front, the original garage has been thoughtfully converted into a substantial study, which could also serve as a fifth bedroom if desired, offering even more adaptability to suit a growing family's needs.

Upstairs, the accommodation continues with a good-sized single bedroom currently used as a gaming room, a double bedroom to the rear, and another single bedroom to the front. The family bathroom features a bath with a shower mixer tap, WC, and sink, while a storage cupboard conveniently houses the boiler. The master bedroom is particularly impressive—spacious and light-filled, with fitted wardrobes and a modern en suite complete with a walk-in shower, WC, and sink.

Externally, the rear garden enjoys a sunny south-facing aspect with a well-kept lawn—ideal for outdoor relaxation or play. A detached single garage sits at the rear of the property, offering valuable storage space. Attractive shutters are fitted to the front downstairs windows, adding both character and privacy. Situated within walking distance of excellent local amenities, schools, and scenic walking routes, this property also benefits from easy access to the M6 motorway—just a 10-minute drive away via junction 27.

