



TRACY PHILLIPS

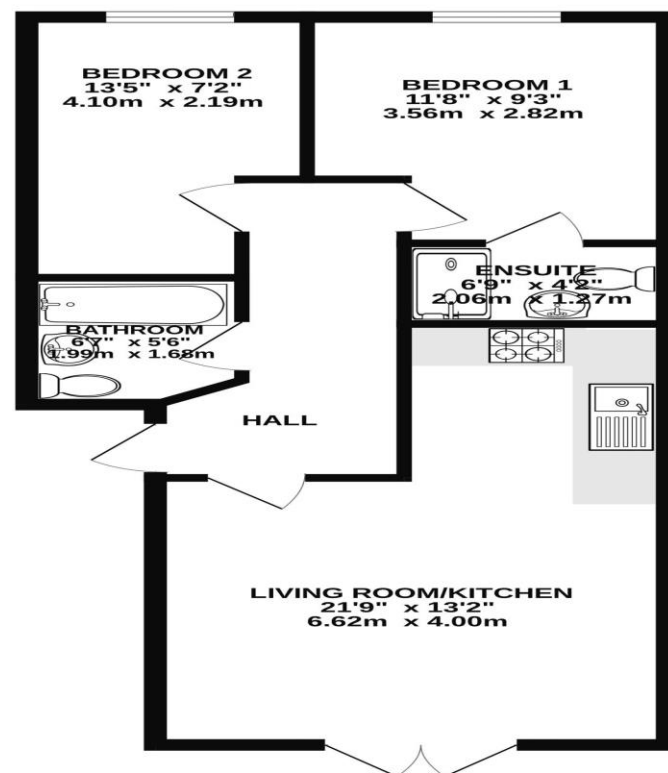
Estates



TRACY PHILLIPS

Estates

SECOND FLOOR
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (52.0 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		
81-91	B		
69-80	C		
55-68	D	64 D	80 C
39-54	E		
21-38	F		
1-20	G		



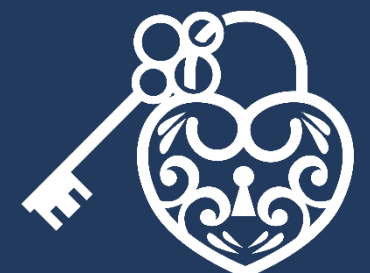
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Offers In Excess Of £140,000

251 Wigan Road, Standish, Wigan WNI 2RF



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

This modern, two-bedroom apartment offering bright, low-maintenance living in a highly convenient position between Standish and Wigan.

The accommodation briefly comprises a communal entrance hall with steps leading to the apartment. Inside, there is a welcoming entrance hallway leading to a generous lounge, which enjoys French doors opening onto a Juliette balcony, creating a light and airy space. The fitted kitchen is well equipped with a range of modern wall and base units, integrated oven and hob, integrated dishwasher and fridge/freezer, together with plumbing and space for a washing machine. There are two well-proportioned bedrooms, with the spacious master bedroom positioned to the rear and benefiting from a modern en-suite shower room, complete with shower cubicle, wash hand basin and WC, heated towel rail. The contemporary main bathroom comprises a bath with shower over and screen, wash hand basin and WC, together with a heated towel rail.

The apartment is conveniently located for access to Standish and Wigan, with a range of local amenities, schools and transport links nearby. The property benefits from well-maintained communal areas, an allocated parking space and well-proportioned accommodation, making it an ideal choice for first-time buyers, professionals or investors.

Offered for sale with NO ONWARD CHAIN.



