



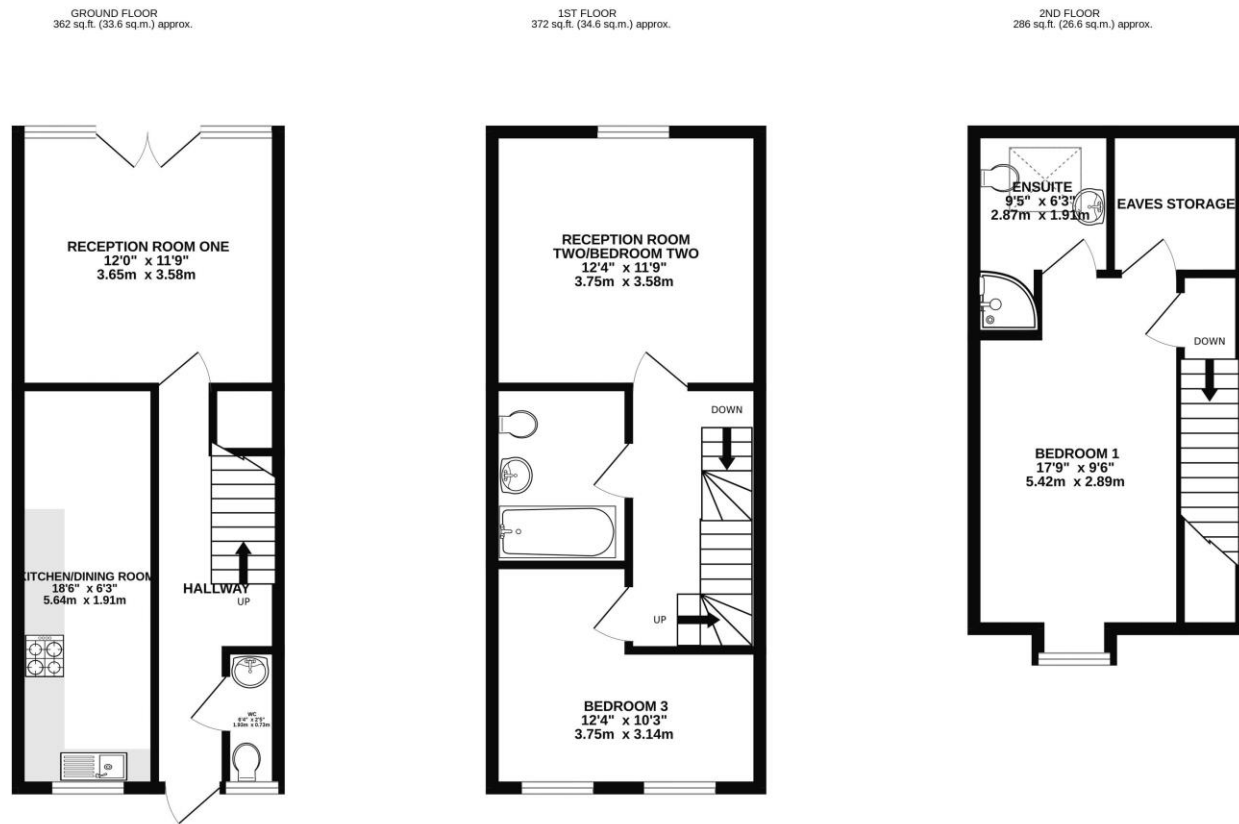
TRACY PHILLIPS

Estates



TRACY PHILLIPS

Estates



TOTAL FLOOR AREA: 1020 sq.ft. (94.8 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.
Made with Metropix ©2026



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



01257 422228

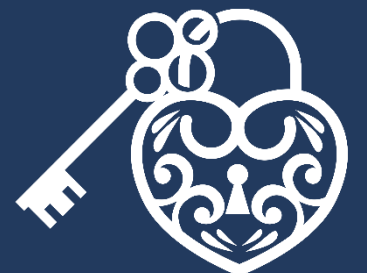
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers in Excess of £210,000

Hedgerow Gardens, Standish, WN6 0UX

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.



Set in a highly convenient location, this contemporary three-storey townhouse is an ideal choice for first-time buyers or those seeking a buy-to-let investment. Positioned just a short walk from the lively village centre of Standish, the property benefits from easy access to a variety of local shops, amenities, and three supermarkets. Excellent transport links also connect you to Wigan town centre, where you'll find a wider selection of high street retailers, stylish bars, and diverse dining options—perfect for an active social lifestyle.

Offering approximately 1,100 sq. ft. of living space, the home comprises an entrance hallway with a cloakroom/WC, staircase to the upper floors, and a practical understairs storage cupboard. To the front, the dining kitchen is fitted with a range of wall and base units, complemented by contrasting work surfaces including an electric oven and gas hob with extractor hood, and space for dining. To the rear, the inviting lounge features double doors opening directly onto the garden. The first floor hosts two well-proportioned bedrooms along with a family bathroom, complete with a white three-piece suite including a panelled bath, wash basin, and WC. Occupying the entire second floor, the master bedroom suite benefits from an ensuite shower room and additional storage space.

Additional features include uPVC double glazing, gas central heating, and allocated parking.

Early viewing is strongly recommended.





