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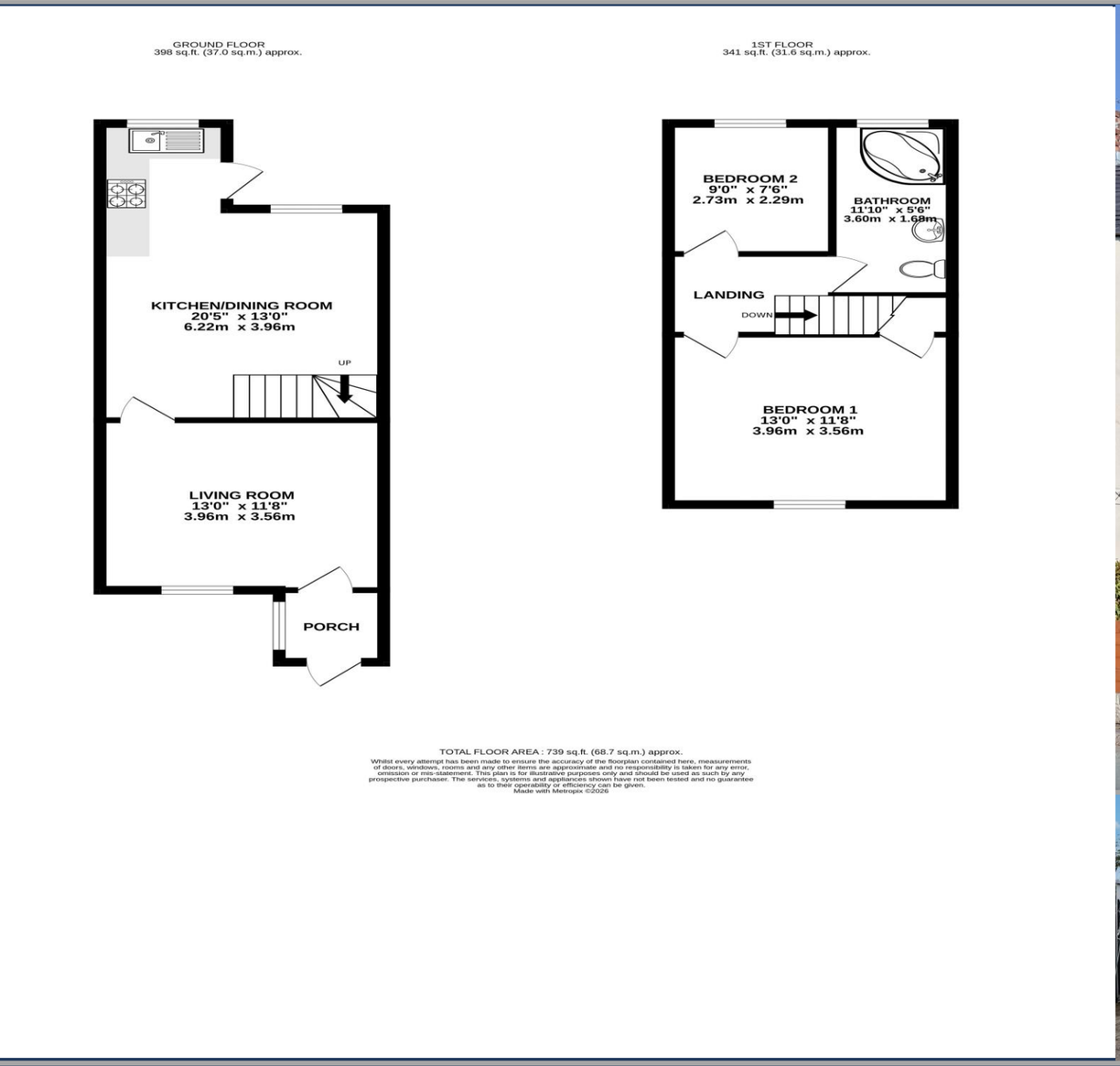









01257 422228
enquiries@tracyphillipsestates.com
tracyphillipsestates.com

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Offers Over £120,000

Preston Road, Standish, Wigan WN6 0PA

A Two Bedroom End-Terrace Property Within Walking Distance Of Standish Village within walking distance of Standish village, with its excellent range of independent shops, cafés, restaurants and highly regarded schools, this two-bedroom end-terrace property offers an exciting opportunity for buyers looking to put their own stamp on a home. The property is also conveniently positioned for commuters, with Junction 27 of the M6 motorway just a five-minute drive away.

The accommodation begins with an entrance porch leading into a spacious front lounge, featuring a fireplace (currently capped, with no fire fitted). To the rear is a kitchen/dining room with a stable door opening onto the rear courtyard.

To the first floor, there are two well-proportioned double bedrooms, with the front bedroom benefiting from a built-in storage cupboard and access to the loft via a loft ladder. The loft space has been converted to provide additional usable space and benefits from a Velux roof window; however, buyers should be aware that building regulations approval has not been obtained.

Completing the accommodation is a bathroom fitted with a corner bath and shower over, wash basin and WC. Externally, the property has a small walled frontage, with the front elevation being brick-built and rendered. The render is cracked and will require attention, with replacement likely to be needed. To the rear is a flagged courtyard garden, providing a low-maintenance outdoor space.

















