



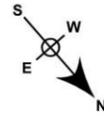
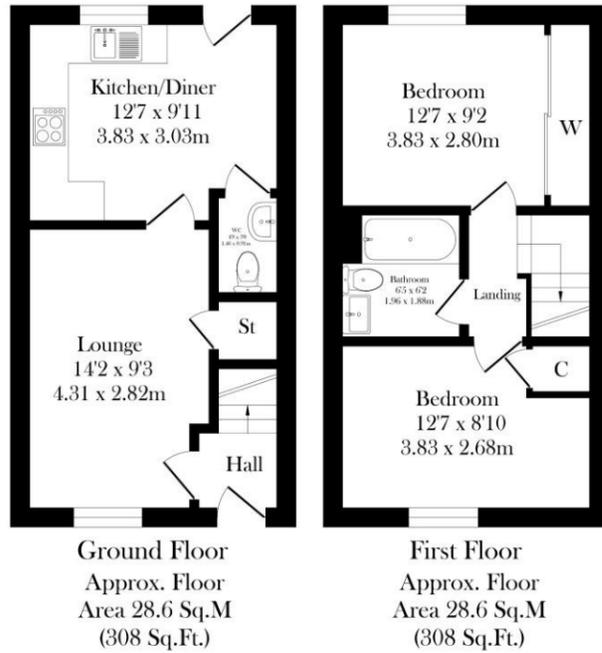
# TRACY PHILLIPS

Estates



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**Total Approx. Floor Area 57.2 Sq.M. (616 Sq.Ft.)**

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £190,000

Foxtail Meadow, Standish, Wigan WN6 0ZJ

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Situated close to the centre of Standish and within easy walking distance of the heart of the village, this delightful mid-terrace home perfectly combines comfort with everyday convenience. Just a short stroll from highly regarded schools, a wide selection of local shops and amenities, scenic walking routes, and an excellent choice of popular cafés and restaurants, the property is also ideally placed for commuters, being only five minutes from Junction 27 of the M6 motorway.

Built approximately 9 years ago by highly acclaimed builder Wainhomes this ideal property is a perfect starter home or an ideal lock up and leave. To the front, the home benefits from the valuable addition of a private parking space. Upon entering, you are welcomed into an entrance hallway that leads through to a bright and spacious front lounge, creating a warm and inviting living space. To the rear, a well-equipped kitchen and dining area features a gas hob and oven, with ample room for dining. A door opens directly onto the rear garden, allowing natural light to pour in and providing an easy flow between indoor and outdoor living. Upstairs, there are two generously proportioned double bedrooms, with the principal bedroom benefiting from a useful built-in storage cupboard. A modern family bathroom completes the first floor, fitted with a bath and shower over, WC, and wash basin.

The rear garden is secure, offering a private and outdoor space which enjoys the added benefit of not being overlooked.

With its superb village location, practical layout, and welcoming atmosphere, this property presents an excellent opportunity for first-time buyers, small families, or those looking to downsize without compromising on convenience.





