



# TRACY PHILLIPS

Estates



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Ground Floor  
Approx. Floor Area 25.5 Sq.M (274 Sq.Ft.)

First Floor  
Approx. Floor Area 25.5 Sq.M (274 Sq.Ft.)

Second Floor  
Approx. Floor Area 22.5 Sq.M (242 Sq.Ft.)

**Total Approx. Floor Area 73.5 Sq.M. (790 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		96 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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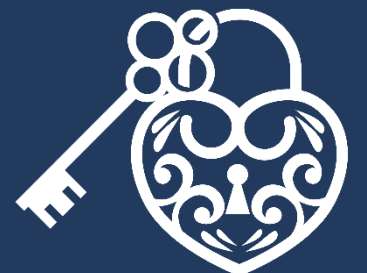
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Offers Over £210,000

Vardon Drive, Standish, Wigan WN6 0YW

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Positioned on a highly desirable modern development close to the heart of Standish Village, this attractive end-terrace home enjoys a fantastic location with a wealth of local amenities, excellent schools, cafés, restaurants and scenic walking routes all within easy reach. The property also offers excellent commuter links, being just a 10-minute drive from Junction 27 of the M6 motorway.

Built approximately five years ago, the property still benefits from around five years remaining on the builder's warranty, offering added peace of mind.

To the front, there is a generous driveway providing off-road parking for several vehicles. The accommodation briefly comprises an entrance hallway leading to a stylish open-plan kitchen and lounge. The modern fitted kitchen features a range of wall and base units with a breakfast bar, while the spacious lounge enjoys French doors opening onto the rear garden, creating a light and airy living space. A convenient ground floor cloakroom is fitted with a WC and wash hand basin.

On the first floor, there is a double bedroom overlooking the rear garden, a modern family bathroom fitted with a bath with shower over, WC and wash hand basin, and a single bedroom to the front.

Occupying the entire second floor is an impressive master bedroom, complete with two Velux roof windows, creating a bright and spacious retreat. The landing also provides access to a useful storage cupboard. The loft offers additional storage space and is usable, although it is not boarded.

Externally, the enclosed east-facing rear garden enjoys a patio seating area and a lawn, making it ideal for outdoor entertaining or relaxing.

This beautifully presented home would make an ideal first-time purchase or family home, combining modern living with a sought-after village location.

