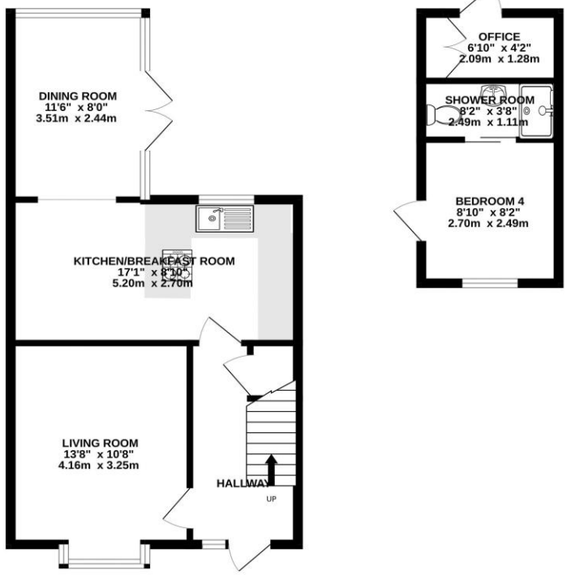
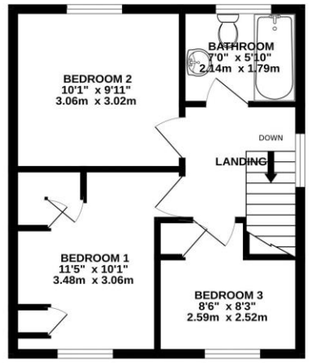
TRACY PHILLIPS Estates

GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.

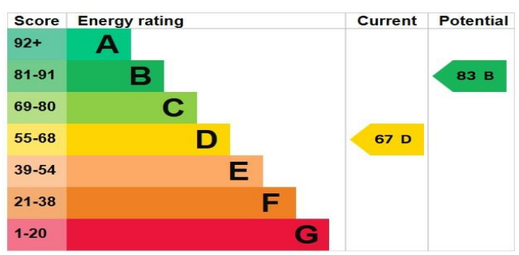


1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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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Asking Price £320,000

Primrose Lane, Standish, Wigan WN6 0NR

Situated on a generous corner plot within the ever-popular village of Standish, this attractive detached home offers deceptively spacious and versatile accommodation, including a fully converted garage providing an additional bedroom, shower room and office/study – ideal for multi-generational living, guests or those working from home.

The property is approached via driveway parking, with additional on-street parking available. Internally, the welcoming entrance hallway provides useful understairs storage and leads through to a comfortable lounge positioned to the front, featuring an attractive fireplace with a feature stove. To the rear, the open-plan kitchen and dining room provides a sociable space for everyday family life and entertaining. The kitchen is fitted with a range of units, integrated oven and grill, fridge freezer and dishwasher, together with a breakfast bar. The dining area creates a lovely additional reception space overlooking the rear garden.

To the first floor, there are three bedrooms, comprising two generous double bedrooms and a further single bedroom. The master bedroom is positioned to the front, with the second double bedroom overlooking the rear. The accommodation is completed by a modern family bathroom fitted with a shower over the bath, vanity wash basin and WC. A particularly appealing feature of this home is the fully converted garage, now providing a versatile annexe comprising an additional bedroom, shower room and separate office/study. This offers excellent flexibility for a variety of living arrangements.

Externally, the property occupies a corner plot with a private, enclosed rear garden which is not overlooked. The garden is walled and has been designed for ease of maintenance, with artificial lawn and gravelled areas, providing a pleasant space to relax and enjoy the outdoors.

Standish village is a highly desirable location, renowned for its vibrant high street, excellent choice of schools, independent shops, cafés and restaurants, together with an abundance of lovely local walks. Commuters are well catered for, with convenient access to the M6 motorway at Junction 27, approximately a 10-minute drive away, and Wigan town centre and its mainline railway stations within approximately 15 minutes.



























