



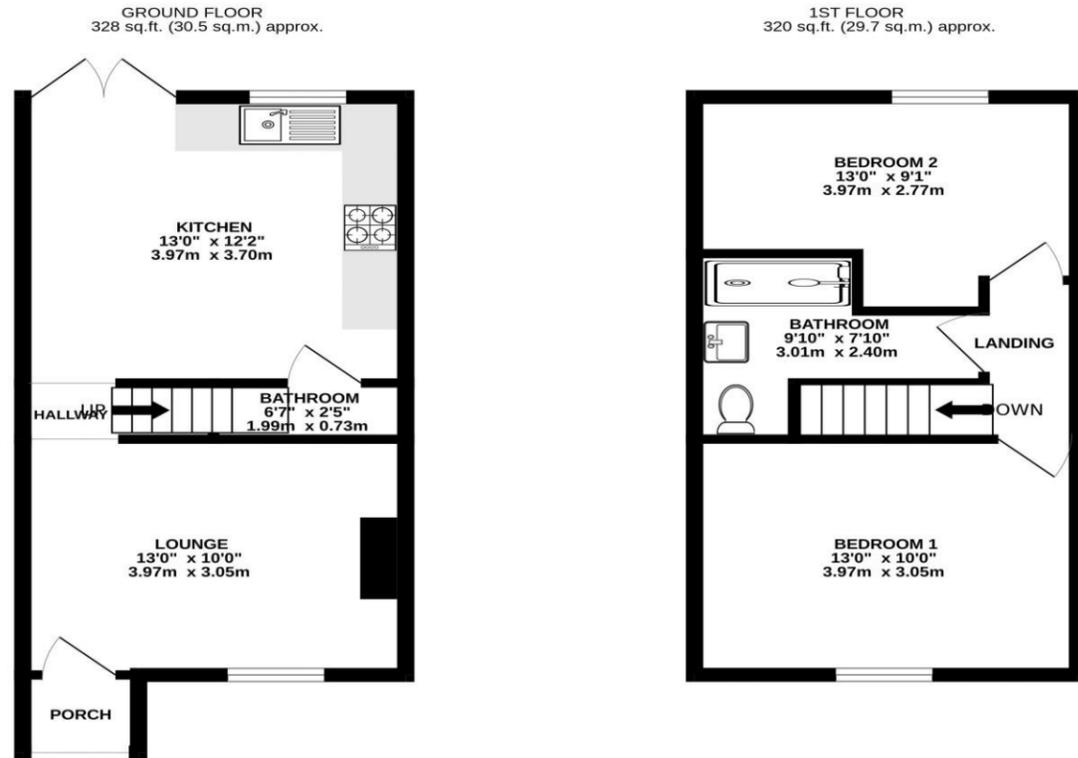
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA: 648 sq.ft. (60.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



01257 422228
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers in Region of £200,000

Platt Lane, Standish, Wigan WNI 2XF



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Offered with no chain, this charming semi-detached cottage enjoys beautiful open views across fields to both the front and rear and is ideally positioned on the edge of Standish village.

The front garden is designed for easy maintenance and features a welcoming storm porch, creating an inviting first impression.

Stepping inside, the front lounge offers a warm and cosy atmosphere with wood flooring and a log burner-effect fireplace. To the rear, a spacious kitchen-diner provides an excellent social hub for the home, complete with a range of fitted cupboards and integrated appliances including a gas hob, oven, dishwasher, and fridge freezer. French doors open directly onto the rear garden, allowing natural light to flood the space. A convenient cloakroom with WC and sink completes the ground floor.

Upstairs, the master bedroom is exceptionally generous and enjoys lovely open views, while the second bedroom is also a comfortable double with similarly attractive outlooks. The modern bathroom features a large shower, WC, and a vanity sink with complementary tiling.

The rear garden is secure, private, and benefits from side access. With a lawned area and far-reaching views over the surrounding fields.

