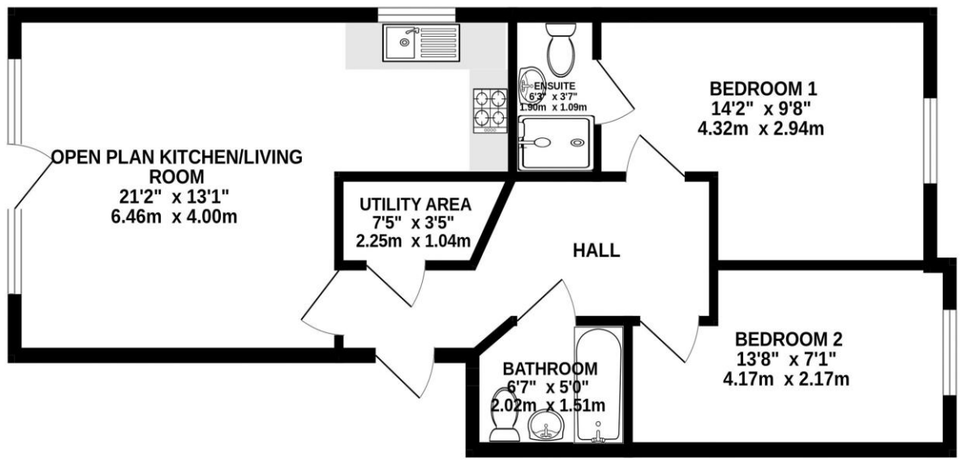
TRACY PHILLIPS Estates

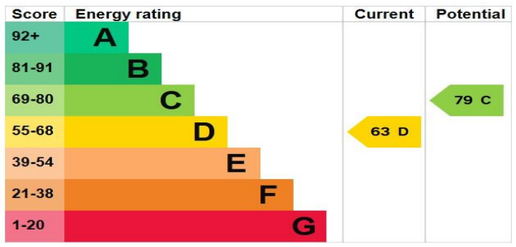
TRACY PHILLIPS Estates

SECOND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 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 £145,000

Penthouse Apartment, 251 Wigan Road,
Standish, Wigan WN1 2RF

Situated in a convenient location, this attractive two-bedroom apartment offers well-presented, modern accommodation, ideal for first-time buyers, professionals or those looking to downsize.

The apartment is accessed via a communal entrance hallway that leads up the stairs to the penthouse apartment.

Stepping through the door there is a hallway which benefits from a spacious storage cupboard, thoughtfully incorporating plumbing and space for a washing machine, together with useful shelving. The open-plan kitchen and living area is positioned to the front of the apartment, creating a lovely sociable space. The lounge enjoys a Juliet balcony, allowing plenty of natural light, while the fitted kitchen offers a good range of units and integrated appliances, including a dishwasher, fridge, freezer, oven and electric hob. There are two well-proportioned double bedrooms. The master bedroom is particularly spacious and positioned to the rear, benefiting from its own en-suite shower room with shower, WC and wash basin. The second double bedroom is currently utilised as a home office, offering excellent flexibility for those working remotely or requiring an additional bedroom. The main bathroom is fitted with a three-piece suite comprising a bath with shower over, WC and wash basin, complemented by attractive tiling.

Externally, the apartment benefits from one allocated parking space to the front, there are also two visitor parking spaces to the rear.

The location is particularly convenient, being approximately half a mile from Standish village centre, with its vibrant high street offering an excellent selection of independent shops, cafés, restaurants and everyday amenities. Wigan town centre is also within approximately a 10-minute drive, providing further shopping facilities and mainline railway connections.

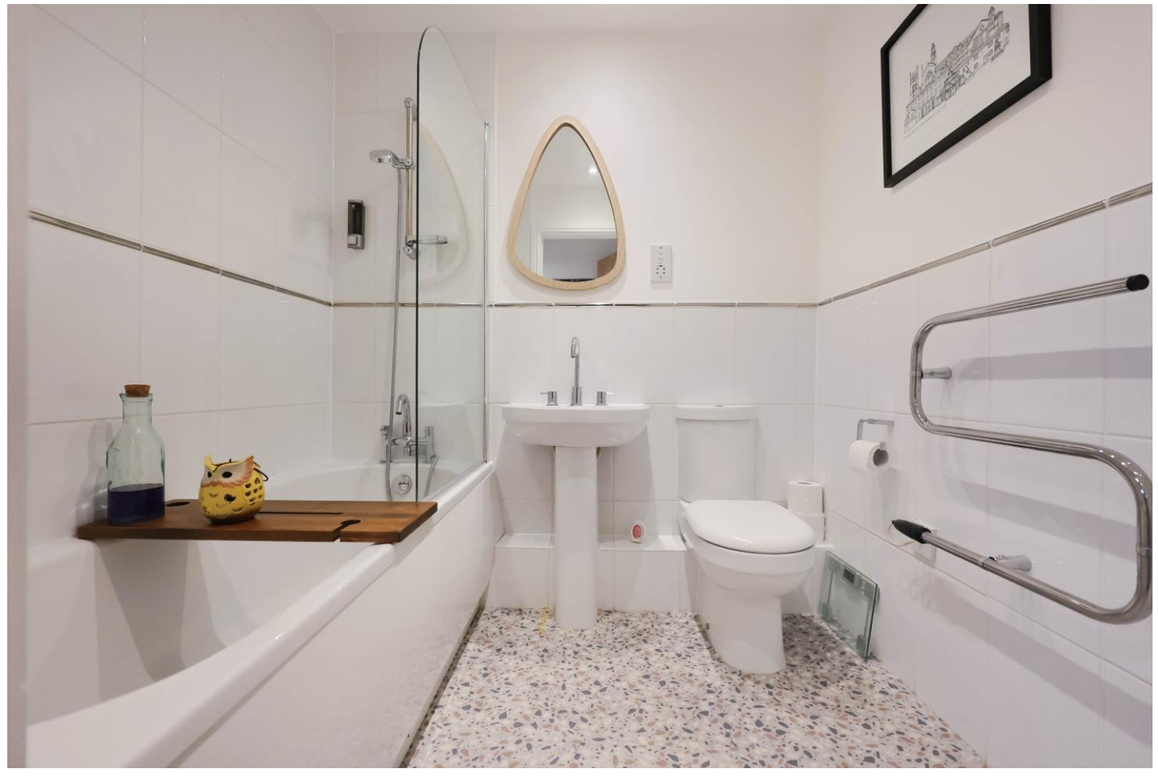










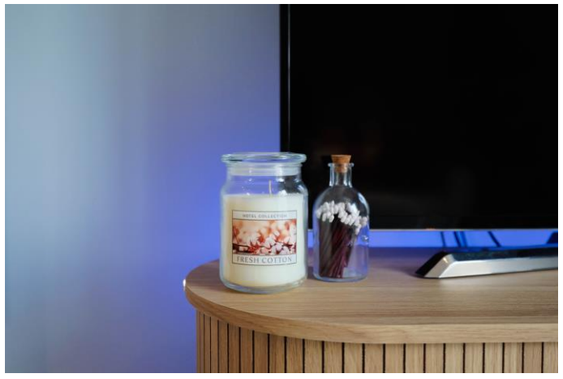











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