



TRACY PHILLIPS

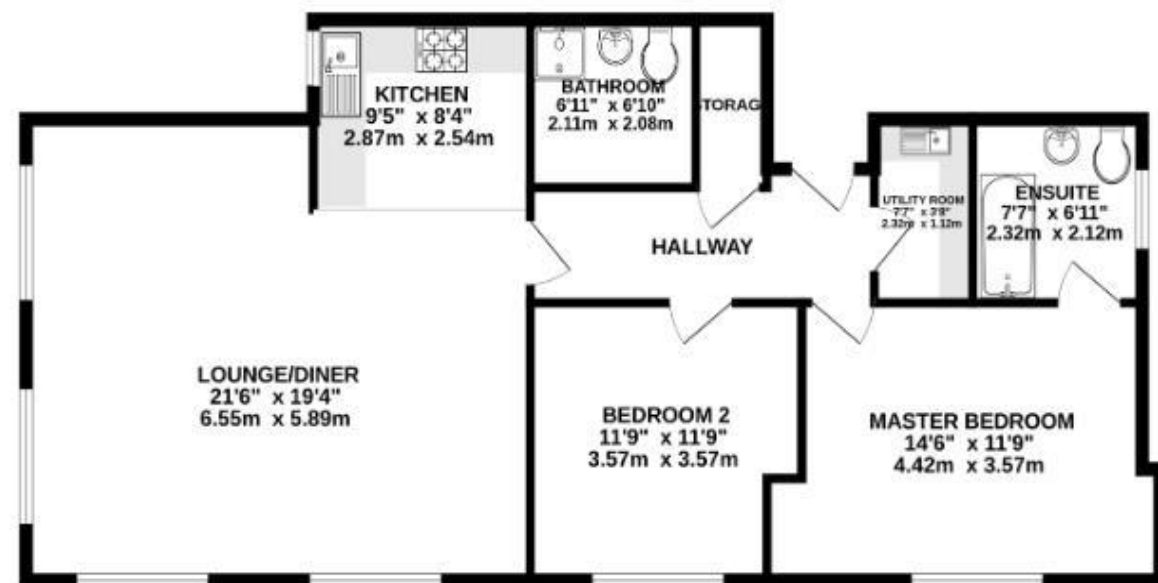
Estates



TRACY PHILLIPS

Estates

GROUND FLOOR
1019 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA: 1019 sq.ft. (94.6 sq.m.) approx.

While 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.
Made with Metronix 6/2016

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £215,000

Bramley Court, Standish, Wigan WN6 0JZ



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Offering a rare opportunity to purchase a property of local historical significance, Number 41 Bramley Court forms part of the prestigious Bramley Court development and is strictly for clients aged 55 and over. This unique first-floor apartment is set within a former Sunday School dating back to 1825, overlooking St Wilfred's Church. This section of the building is Grade II listed and is characterised by attractive Gothic stone mullion windows and arched gables, blending period charm with modern apartment living in a central village location.

Accessed via a lift, the apartment is significantly larger than neighbouring properties within the development. The accommodation is beautifully complemented by striking vaulted ceilings, exposed original beams, and an excellent standard of presentation throughout. The welcoming entrance hallway benefits from a large walk-in storage cupboard housing the water cylinder, along with a separate utility room fitted with cupboards and plumbing for a washing machine, also housing the freezer. The principal bathroom is well appointed with a large shower enclosure, WC, wash hand basin, and heated towel rail.

A standout feature of the property is the impressive open-plan lounge, dining, and kitchen area, creating a superb space for everyday living and entertaining. This room is enhanced by exposed beams, stone mullion windows, and a feature fireplace with electric fire. The kitchen is fully fitted with a range of cupboards and drawers and includes an integrated dishwasher, Neff Slide & Hide oven, electric hob and integrated fridge. The spacious master bedroom enjoys stone mullion windows, fitted wardrobes, and a lowered ceiling for improved economy. It is further complemented by an en-suite bathroom with shower over the bath, WC, wash hand basin, and heated towel rail. The second bedroom is a generous double, also featuring stone mullion windows and fitted storage.

Externally, the development benefits from secure electric gated access and an intercom system. Positioned in the centre of Standish village with a wealth of local amenities within walking distance.

The property is offered with no onward chain.





