



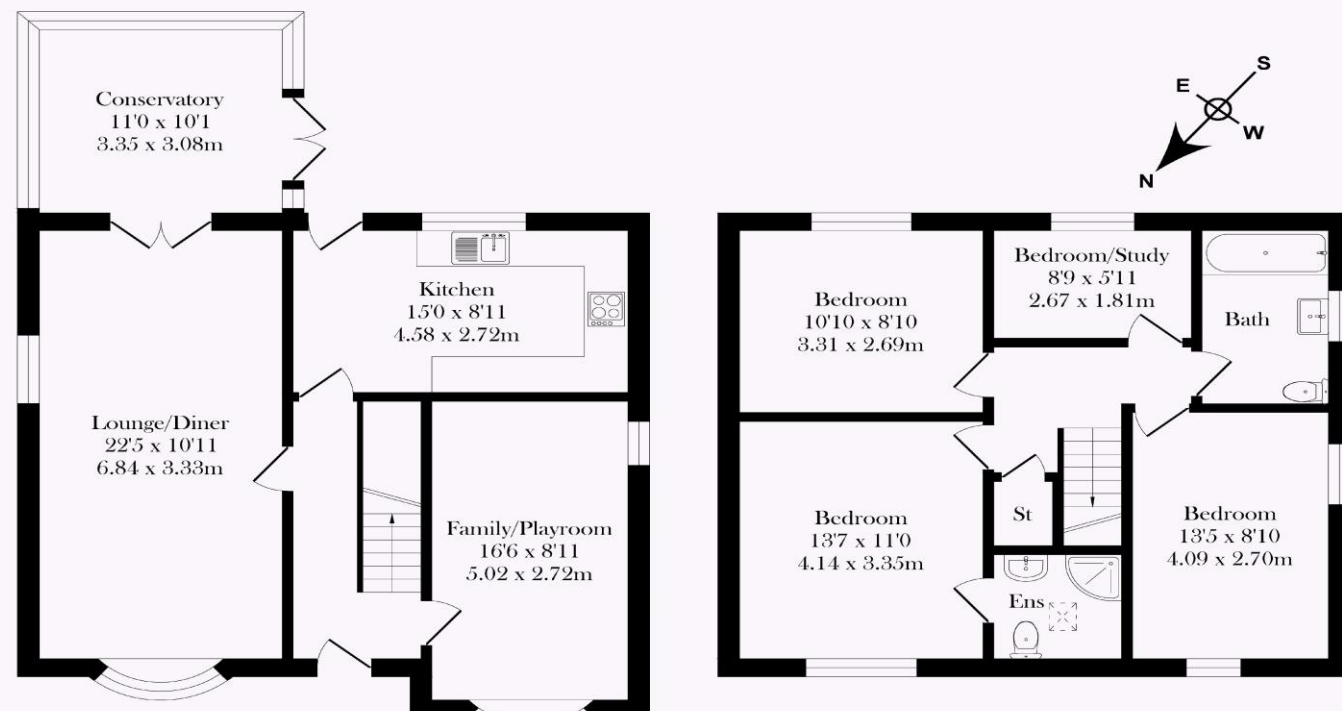
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor Area 72.5 Sq.M (780 Sq.Ft.)

First Floor
Approx. Floor Area 58.3 Sq.M (628 Sq.Ft.)

Total Approx. Floor Area 130.8 Sq.M. (1408 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	79 C
39-54	E		
21-38	F		
1-20	G		



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Asking Price £395,000

Green Lane, Standish, Wigan, WN6 0TX



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Situated in a highly desirable and peaceful area of Standish, this spacious family home enjoys a lovely setting with beautiful countryside walks right on the doorstep. The property offers generous and versatile accommodation throughout, together with excellent off-road parking and a single garage. To the front, a block-paved driveway provides parking for several vehicles, with a well-maintained front garden featuring a lawn and attractive mature shrubs and flowering borders. A driveway leads around to the rear, where there is a single garage.

An entrance hallway provides access to the main living accommodation. The large lounge is a lovely reception room, featuring a new electric fireplace, a bay window to the front and patio doors opening into the conservatory. The conservatory provides an additional sitting space and enjoys views and access into the rear garden. A second reception room, currently used as a dining room, is positioned to the front of the property and benefits from another attractive bay window. The fitted kitchen offers a range of wall and base units, with space and plumbing for appliances, together with a window overlooking the rear and a door providing direct access to the garden.

To the first floor, the landing provides useful storage with a built-in cupboard. The spacious master bedroom is positioned to the front, while bedrooms two and three are both generous double bedrooms. Bedroom four is a single bedroom and is currently utilised as a study, making it ideal for those working from home. The family bathroom is fitted with a bath with shower over, vanity sink unit and WC.

To the rear, the secure and low-maintenance garden has been thoughtfully landscaped, featuring a paved patio area, artificial lawn and attractive mature borders filled with established shrubs and flowering plants. It provides a pleasant and private outdoor space for relaxing and entertaining. Overall, this is a spacious and versatile family home, ideally positioned in a quiet and sought-after part of Standish, with excellent local walks and countryside close by.





