



TRACY PHILLIPS

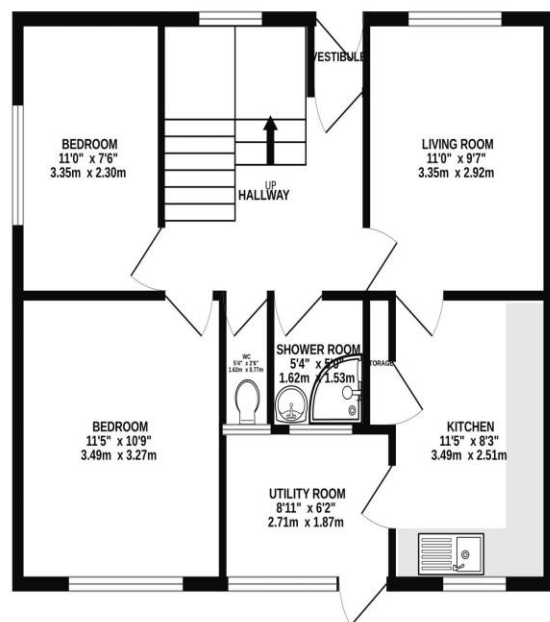
Estates



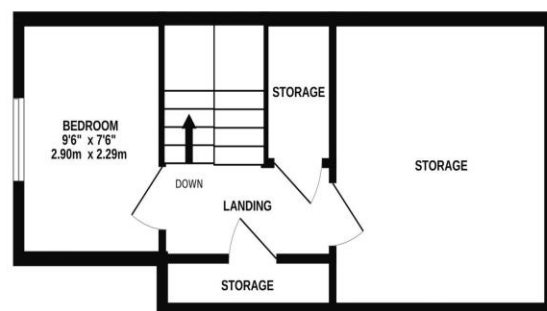
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Estates

GROUND FLOOR
625 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 931 sq.ft. (86.5 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 £175,000

Thirlmere Avenue, Standish



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Located along this popular lane just off Wigan Lane and close to Ashfield Park, Thirlmere Avenue is an ideal home that would suit a wide variety of buyers. Offered with vacant possession, the property is ready for modernisation and presents a fantastic blank canvas, offering significant potential for extension and reconfiguration, subject to the usual consents.

The property is a semi-detached dormer bungalow set on a superb plot, with a shared driveway leading to a detached garage and a generous, mature rear garden. This highly sought-after area of Standish is in strong demand, making this an excellent opportunity for both homeowners and investors alike.

The accommodation briefly comprises an entrance hallway leading into the front-facing lounge, which in turn provides access to the dining kitchen. The kitchen is fitted with units and benefits from further access into a utility area, with a door leading directly out to the rear garden. A central inner hallway gives access to two ground-floor bedrooms, a shower room, and a separate WC.

To the first floor, there is a third bedroom along with access to an existing store area. In addition, there are a series of attic rooms which could easily be converted into further bedrooms and/or an additional bathroom if required, subject to regulations.

Overall, this property offers exceptional potential in a prime location and must be viewed to fully appreciate the space, plot, and future possibilities on offer.



