



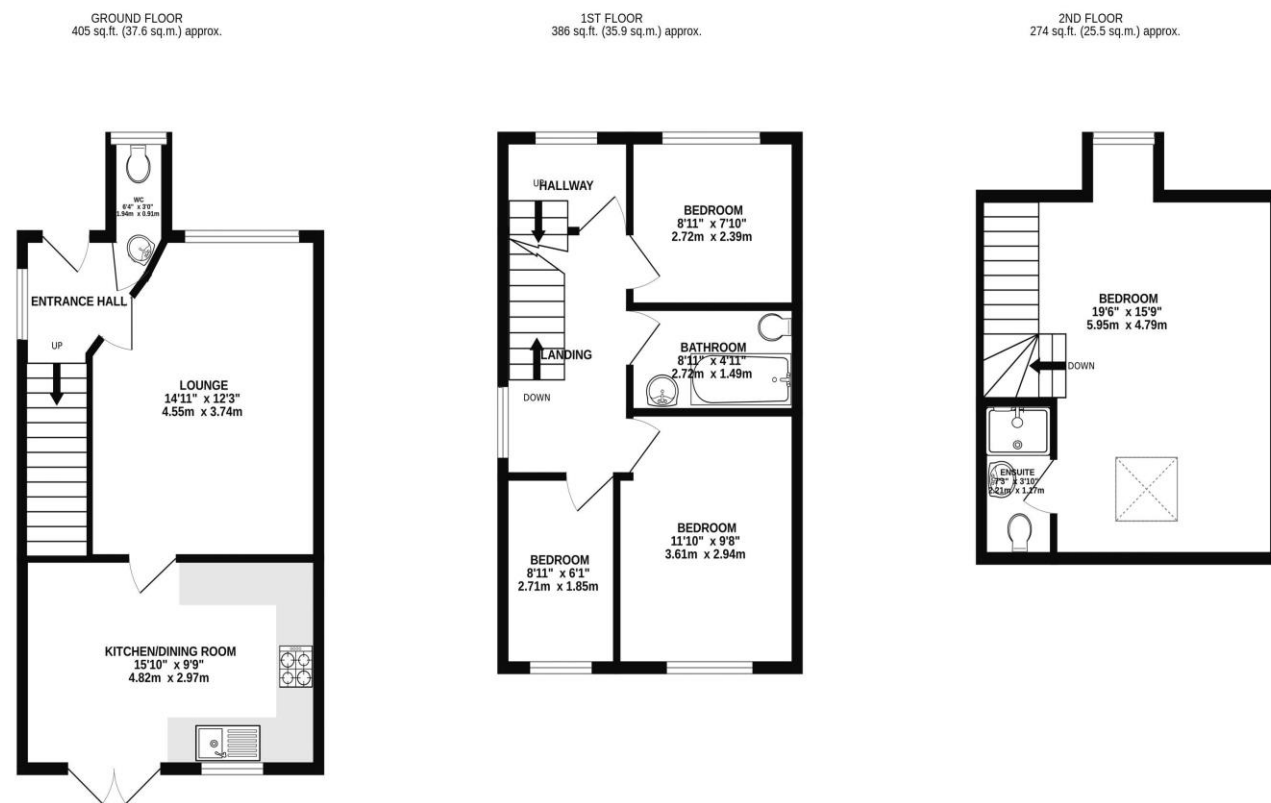
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA: 1065 sq.ft. (99.0 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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Offers in Excess of £280,000

Sorrel Close, Standish, Wigan WN6 0ZS

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.



Situated in the highly desirable village of Standish, renowned for its excellent schools, superb amenities and beautiful local walks, this attractive end semi-detached home offers modern living across three well-designed floors. With a long driveway providing ample parking to the side, the property enjoys a convenient and welcoming approach.

The ground floor begins with an entrance hall leading to a cloakroom with WC and sink. To the front, the bright and inviting lounge features useful under-stairs storage. The spacious kitchen/dining room sits to the rear of the property and is fitted with modern units, with French doors opening directly onto the garden—ideal for entertaining and everyday family life. The south-facing rear garden enjoys plenty of sunlight and includes a patio area, artificial lawn, and a useful shed.

On the first floor, there is a double bedroom to the rear, currently used as an office/playroom, and a front bedroom which serves as a comfortable small double. The family bathroom is also located on this level and features a shower over the bath, WC, sink, and a heated towel rail. The impressive master suite occupies the entire second floor and includes fitted wardrobes along with a stylish en suite complete with shower, WC, vanity sink, and heated towel rail.

Just a five-minute drive from Junction 27 of the M6, this home combines modern comfort with excellent transport links, making it a fantastic choice for families, professionals, or anyone seeking a well-connected location in Standish.





