



# TRACY PHILLIPS

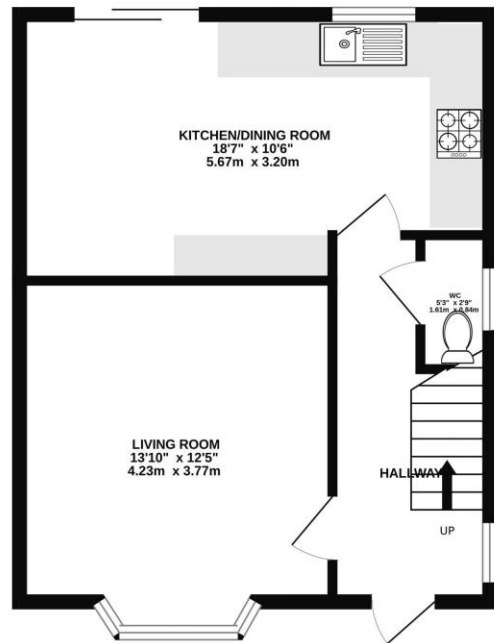
## Estates



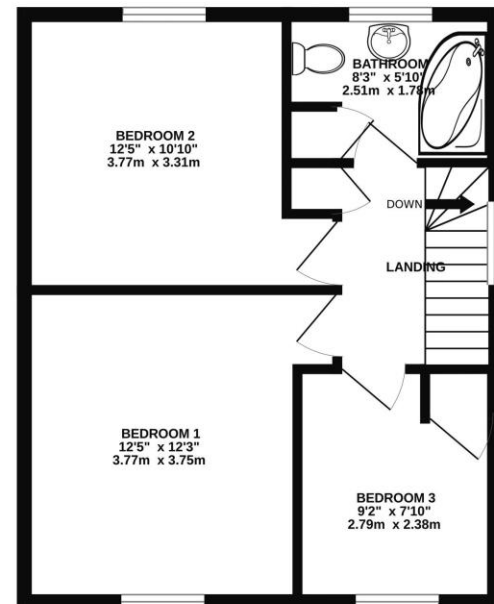
# TRACY PHILLIPS

## Estates

GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



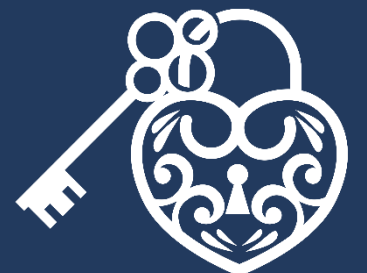
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Asking Price £160,000

Rivington Way, Standish, Wigan WN6 0EL



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This is a fantastic opportunity to purchase a three-bedroom semi-detached family home in a popular location, offering plenty of potential for a buyer looking to put their own stamp on a property. Requiring a little TLC, this home offers generous living space, driveway parking and the added benefit of being offered for sale with vacant possession and no onward chain. The roof has also been recently renewed.

The property opens into an entrance hallway, with a useful understairs cupboard incorporating a WC. The lounge is a lovely size and positioned to the front of the property, featuring an attractive bay window that allows plenty of natural light into the room. To the rear, the spacious dining kitchen offers an excellent area for family life and entertaining, with fitted units, a large Rangemaster cooker and doors opening directly onto the rear garden.

To the first floor, there are three bedrooms, including two good-sized doubles. The master bedroom is positioned to the front, while the second double bedroom overlooks the rear and enjoys lovely views towards Rivington. The third bedroom is a single and would also make an ideal nursery, home office or dressing room. Completing the accommodation is the family bathroom, fitted with a bath and shower over, WC and wash basin.

Externally, the property benefits from driveway parking, with additional on-road parking available. The rear garden features a patio area, mature trees and established shrubs.

Offering a great opportunity to create a lovely family home in a desirable area, this property is well worth a closer look. With its generous accommodation, recently renewed roof and no onward chain, early viewing is recommended.



