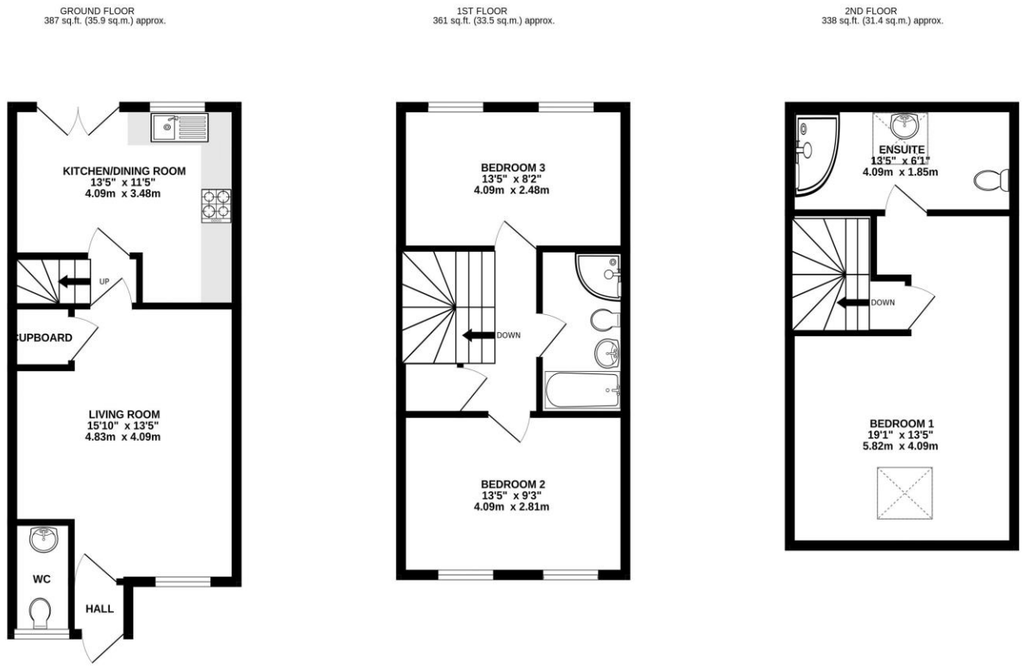
TRACY PHILLIPS Estates

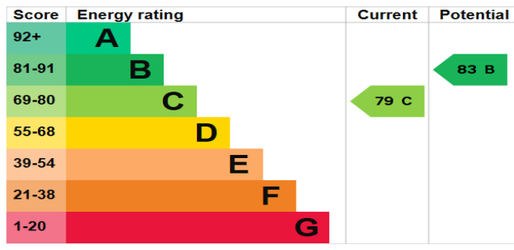
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TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.

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 £245,000

Preston Road, Standish WN6 0NZ

This well-proportioned three-bedroom semi-detached home offers spacious and versatile accommodation arranged over three thoughtfully designed levels, maximising both space and functionality. Situated within a small development of similar homes in the highly sought-after area of Standish, the property enjoys a convenient location just a short distance from the village centre, which offers a vibrant community atmosphere, a range of shops, and local amenities. The larger town centre of Wigan is also within easy reach, while excellent transport links via the M6 and M61 motorways make this an ideal choice for commuters.

The ground floor welcomes you with an entrance hallway, complete with a practical two-piece cloakroom/WC. To the front of the property is a bright and spacious lounge, perfect for relaxing or entertaining. To the rear, the open-plan kitchen and dining area creates a superb family space, flooded with natural light from French doors that open onto the garden. The kitchen is fitted with a comprehensive range of modern wall and base units and includes integrated appliances such as an electric oven, hob with extractor canopy, and fridge/freezer.

On the first floor, there are two generously sized double bedrooms along with a well-appointed family bathroom featuring a four-piece suite, including a vanity wash hand basin, WC, bath, and separate shower cubicle.

Occupying the entire top floor, the impressive master bedroom suite offers a private and tranquil retreat. This expansive room benefits from a front-facing picture window and its own en suite, complete with a Velux roof light, large shower, wash hand basin, and WC.

Externally, the property features a low-maintenance front garden, while to the rear there is an enclosed garden mainly laid to lawn.







