



TRACY PHILLIPS

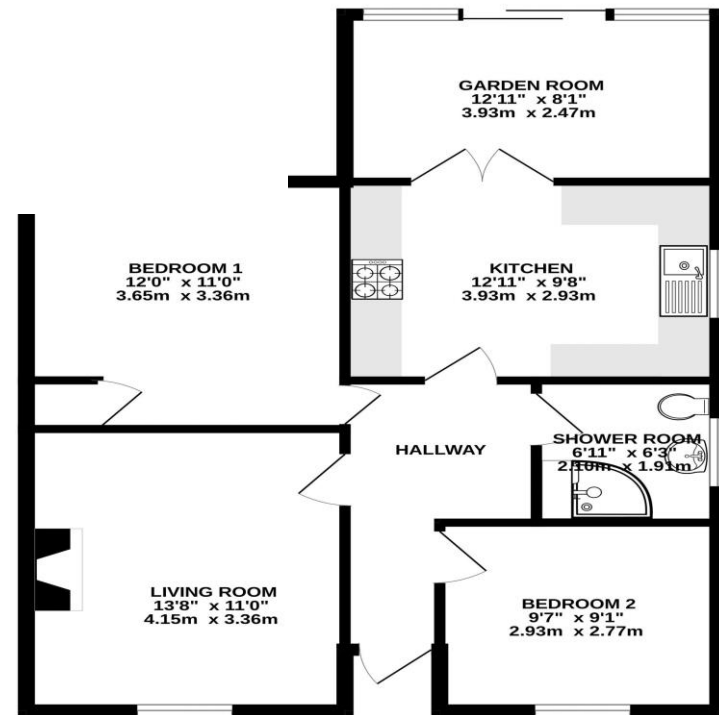
Estates



TRACY PHILLIPS

Estates

GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 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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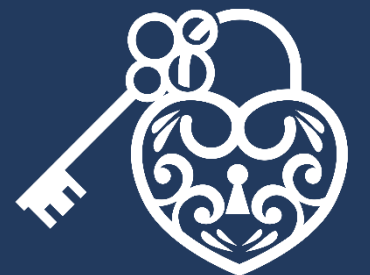
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Offers Over £200,000

Bradley Lane, Standish, Wigan WN6 0NA

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Located within easy walking distance of Standish village centre, this immaculately maintained and beautifully presented true bungalow is a real gem. Set along a popular lane and occupying a generous plot, the property has been exceptionally well cared for both internally and externally and is offered with no onward chain.

Accommodation briefly comprises an external Rock door leading into a bright and welcoming reception hallway that flows through the home. The lounge is positioned at the front and centres around an attractive fireplace, creating a cosy focal point. A well-proportioned bedroom is also located to the front, while the main bedroom is of an excellent size, featuring a range of fitted wardrobes and enjoying views over the garden. The modern bathroom is fitted with a stylish three-piece suite, including a corner shower, wash hand basin and WC, finished with neutral contemporary tiling. The kitchen is smart, modern, and well-appointed with white gloss units, and leads through to a delightful dining area within the adjoining garden room, which overlooks the rear garden.

Externally, the property continues to impress. A low red brick wall encloses a generous flagged driveway, complemented by low-maintenance gravel borders. The driveway extends along the side of the property to a single detached garage. The rear garden is private and secure, mainly laid to lawn with a flagged patio area, fruit trees, and well-stocked borders.

Standish village offers a wide range of amenities including shops, bars, cafés, doctors, and dentists, while the property also benefits from excellent access to the M6 and M61 motorways.

Early viewing is highly recommended.





