



TRACY PHILLIPS

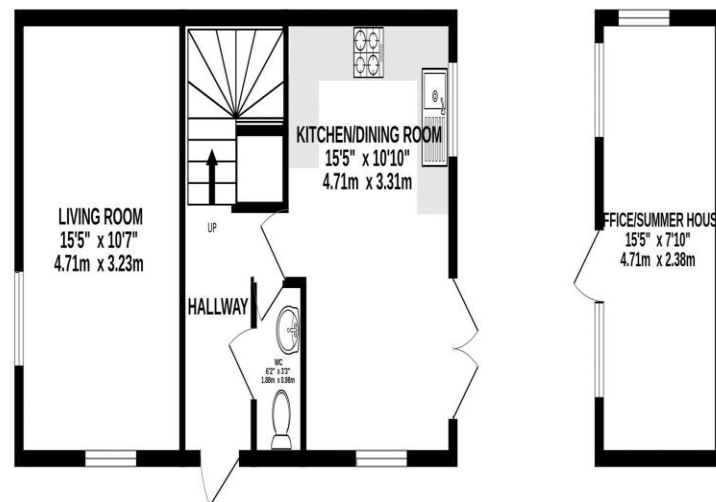
Estates



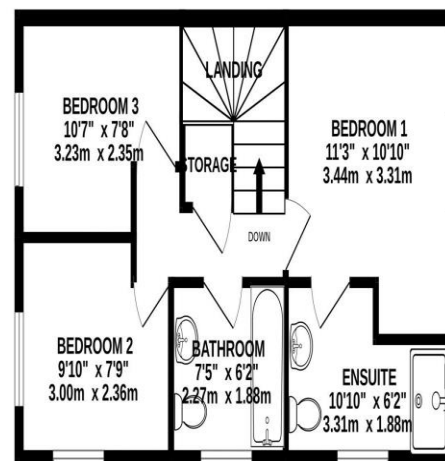
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Estates

GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (92.0 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		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



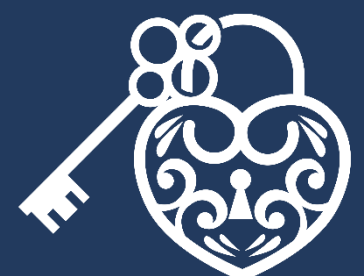
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

O.I.R.O £350,000

Hawthorn Meadow, Standish, Wigan WN6 0FQ



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This lovely family home offers spacious and versatile accommodation, excellent outdoor space and the added benefit of a garden office pod, all set in the popular village of Standish. To the front, there is a planted garden with a pathway leading to the entrance door, along with double driveway parking and additional on-street parking. The entrance hallway has a useful storage cupboard and leads through to a convenient cloakroom fitted with a WC and wash basin. The lounge is a particularly cosy space, with dual-aspect windows to the front and side allowing plenty of natural light. The dining kitchen is well equipped with integrated appliances, including a fridge freezer, washing machine and dishwasher, together with a breakfast bar. Dual-aspect windows and French doors opening onto the garden create a lovely light and sociable space, ideal for everyday family life and entertaining. Outside, a wooden pergola provides a sheltered seating area, allowing you to enjoy the garden even when the weather is less than perfect. To the first floor, the master bedroom benefits from an en-suite shower room with a large shower, WC and wash basin. The second bedroom is another good-sized double, with dual-aspect windows to the front and side. The third bedroom, currently used as a dressing room, is a small double with a rear-facing window. The family bathroom completes the accommodation and is fitted with a bath, WC and wash basin. One of the standout features of this property is the fantastic wraparound garden, which extends from the rear to the side and backs onto open land and mature trees, creating a lovely sense of privacy and an attractive outlook. The garden has been thoughtfully arranged to suit a variety of needs, with a lawn, mature planting and a barked play area. A particularly useful addition is the garden pod, complete with power and currently used as a home office, set alongside a composite decking area. The entire garden is enclosed by fencing, making it a secure space for children and pets. Standish offers the perfect balance of village life and everyday convenience, with beautiful local walks, independent shops, cafés and restaurants, together with excellent local schools. For commuters, Junction 27 of the M6 is approximately a 10-minute drive away, while Wigan town centre and its railway station are around 15 minutes by car. A wonderful opportunity to purchase a well-presented family home with versatile living space, excellent parking and a superb garden with a dedicated home office.





