



TRACY PHILLIPS

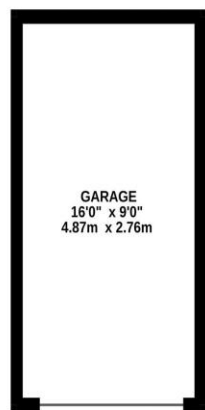
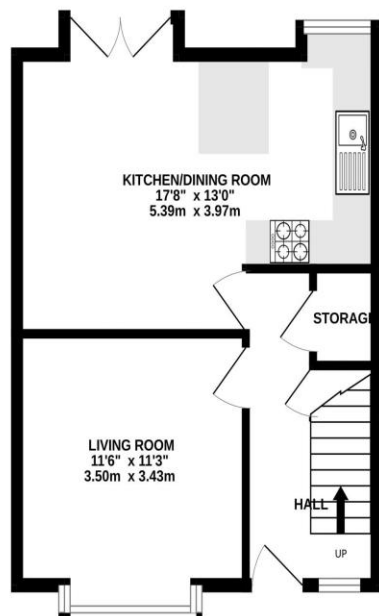
Estates



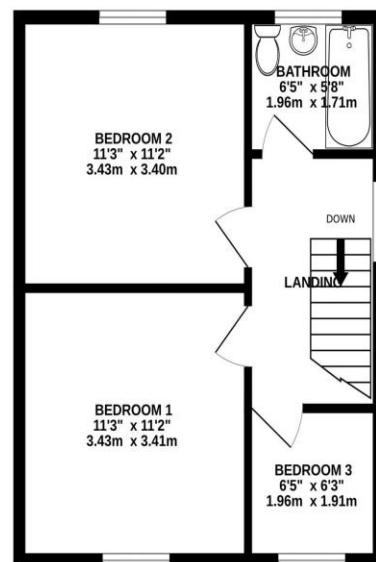
TRACY PHILLIPS

Estates

GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft. (87.9 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.
Made with Metropix ©2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



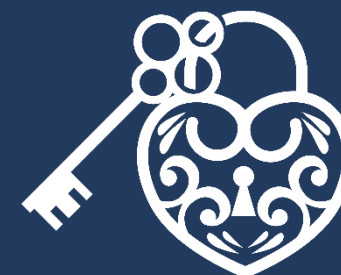
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers in Excess of £240,000

Thirlmere Avenue, Standish, Wigan
WN6 0AT



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.

Recently and comprehensively renovated throughout, this attractive three-bedroom semi-detached home is presented in immaculate, ready-to-move-into condition and is offered to the market with no onward chain and vacant possession. Combining traditional character with a stylish, modern and timeless interior, this beautifully finished property represents an excellent opportunity for first-time buyers, young families or those simply seeking a home where there is nothing left to do but move in and enjoy. Situated on a quiet and popular residential street, conveniently positioned close to the highly regarded Ashfield Park, the property enjoys a pleasant setting while remaining well placed for local amenities, schools and everyday conveniences. Having undergone a complete renovation, the property has been thoughtfully updated throughout, including a new kitchen, bathroom, staircase, electrics, windows and doors, all finished to a high standard with an elegant and contemporary yet classic feel.

A pretty blue front door opens into the welcoming entrance hallway, where beautiful herringbone flooring immediately sets the tone for the quality and attention to detail found throughout. A particular feature is the bespoke staircase, combining natural wood with elegant black metalwork and creating a striking focal point as it rises to the first floor. The lovely lounge is positioned to the front of the property and benefits from a charming bay window, flooding the room with natural light while retaining the traditional character of the home. To the rear is the impressive open-plan kitchen and dining space, creating a wonderfully sociable heart to the home. The beautifully appointed classic Shaker-style kitchen provides a generous range of fitted cabinetry and is complemented by a stylish finish throughout. French doors open directly onto the rear garden, allowing the living space to connect effortlessly with the outside and creating an ideal setting for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, each enjoying a light and bright feel. The accommodation is completed by a beautifully presented contemporary bathroom, featuring a panelled bath with overhead shower, vanity wash hand basin and stylish black furniture, creating a sophisticated and modern finish.

Externally, the property continues to impress. To the front is a pleasant walled garden, while a shared driveway provides access towards the semi-detached garage, offering useful off-road parking and storage. The rear garden enjoys a southerly aspect and provides a lovely private outdoor space. Predominantly laid to gravel for ease of maintenance, the garden features a raised patio area with steps leading down to the remainder of the garden, offering plenty of scope for outdoor seating, entertaining and planting.

Overall, this is a superb example of a traditional semi-detached home that has been comprehensively renovated and thoughtfully designed for modern living. With its combination of character, stylish interiors, quality fittings, south-facing garden and highly convenient location close to Ashfield Park, it is particularly well suited to first-time buyers looking for a home that is genuinely ready to move straight into. Offered with no onward chain and vacant possession, early viewing is highly recommended to fully appreciate the quality, finish and appeal of this beautifully renovated home.





