



TRACY PHILLIPS

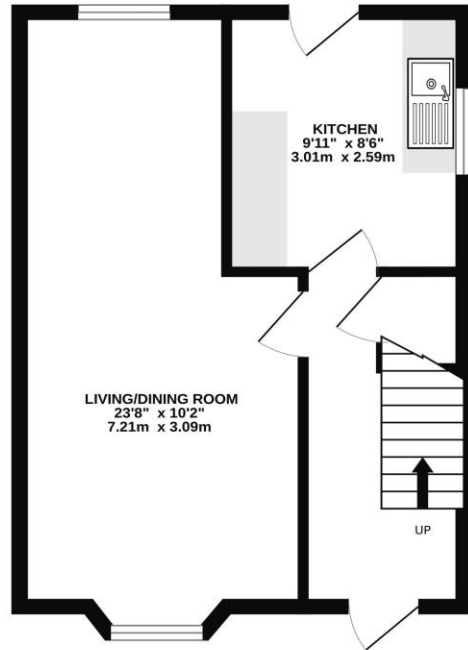
Estates



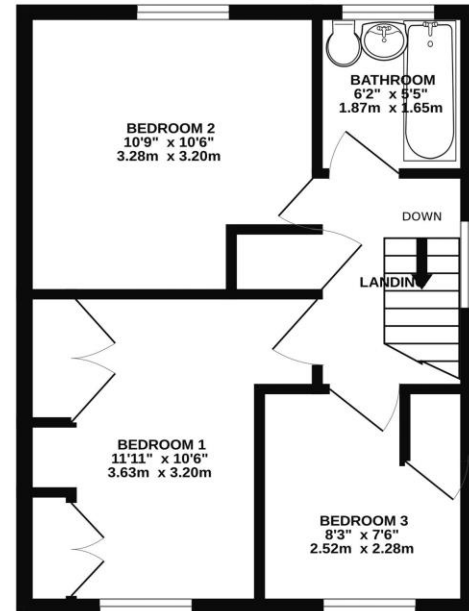
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Estates

GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 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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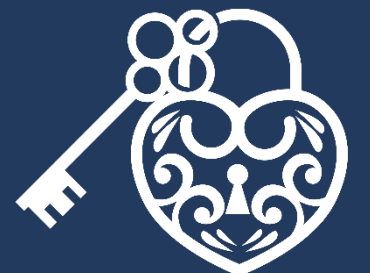
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Asking Price: £170,000

Bradley Lane, Standish, Wigan WN6 0NA



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This three-bedroom semi-detached home offers an excellent opportunity for first-time buyers or investors looking to put their own stamp on a property in the ever-popular area of Standish. Ideally positioned, the property benefits from convenient access to local amenities and excellent transport links, including the nearby M6 motorway. Offering generous living space both inside and out, the home enjoys gardens to the front and rear and is located within a sought-after residential development, just a short stroll from Standish's vibrant village centre, with its array of shops, eateries, and everyday conveniences. Well-regarded primary and secondary schools are also within easy reach, making this an appealing choice for a range of buyers.

Internally, the property has a warm and welcoming feel, with accommodation briefly comprising an entrance hallway with staircase access to the first floor. The open-plan lounge and dining area is bright and airy, benefiting from a large picture window to the front and French doors to the rear, allowing plenty of natural light to flow through. The kitchen is fitted with a range of wall and base units, with space for all the essential appliances. To the first floor are three well-proportioned bedrooms, along with a family bathroom fitted with a three-piece suite, including a WC, wash hand basin, and panelled bath with shower attachment.

Externally, the property features gardens to both the front and rear, with off-road parking provided by a paved driveway extending to the side of the home and leading to a detached garage. The rear garden has been designed for low maintenance, with a flagged patio area ideal for outdoor seating.

Offered with no onward chain and vacant possession, this property presents fantastic potential and early internal viewing is highly recommended to fully appreciate the opportunity on offer.





