



# TRACY PHILLIPS

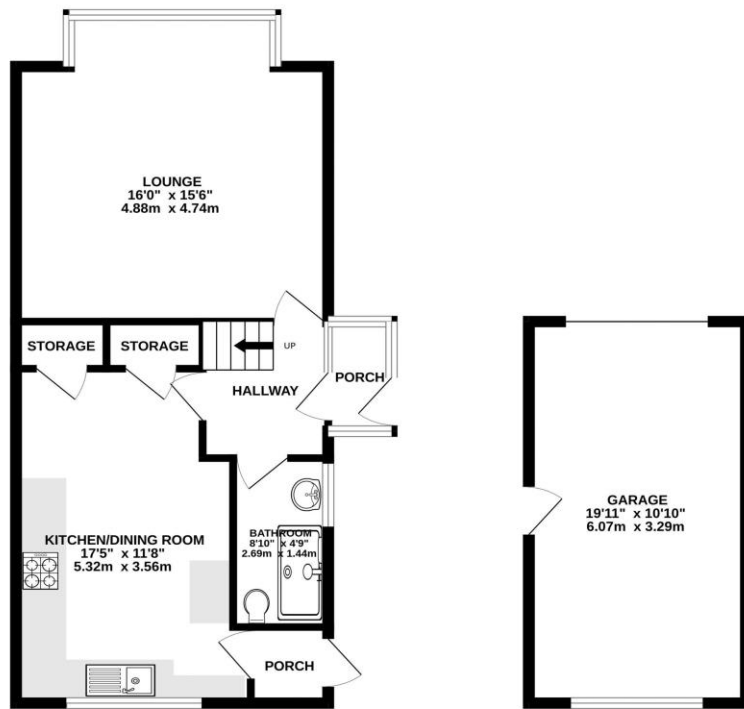
## Estates



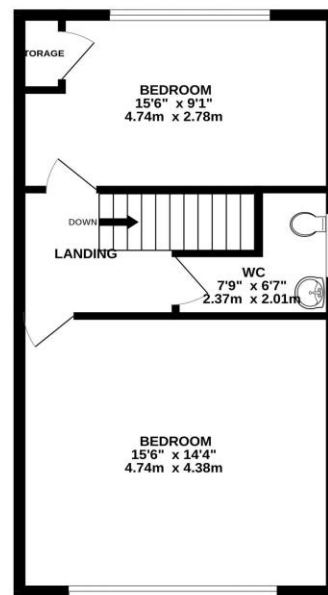
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## Estates

GROUND FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1244 sq.ft. (115.6 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		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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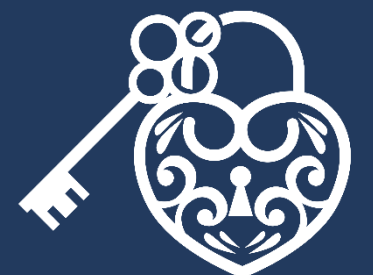
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Asking Price: £240,000

Pepper Lane, Standish, Wigan WN6 0PY

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This semi-detached property benefits from a front garden and driveway providing parking for several vehicles, leading to a detached brick garage, slightly larger than a single and complete with a workbench.

A tiled porch opens into the hallway. To the front of the property is a spacious lounge featuring a beautiful walk-in bay window, laminate flooring, and a gas marble fireplace, creating a bright and welcoming living space. The newly fitted bathroom offers a modern finish with a large step-in shower, vanity sink, and WC. To the rear, the extended kitchen-diner provides ample space for family dining and includes fitted units, an electric hob and oven, and two useful under-stairs storage cupboards. A boot room sits to the rear, offering practical access out to the garden.

On the first floor, the generous master bedroom is located to the rear. The second bedroom is a large double to the front, and there is also a washroom with WC and sink.

Outside, the rear South facing garden has been newly laid to lawn and features a raised patio area, perfect for outdoor seating. The house had a new roof approximately 15 years ago and has been owned by the same family since new in 1959. It is offered for sale with no onward chain.

Located in Standish, the property is well placed for a wealth of shops, cafés, and local amenities. Junction 27 of the M6 is just a five-minute drive away, and there are lovely countryside walks directly from the doorstep.





