



# TRACY PHILLIPS

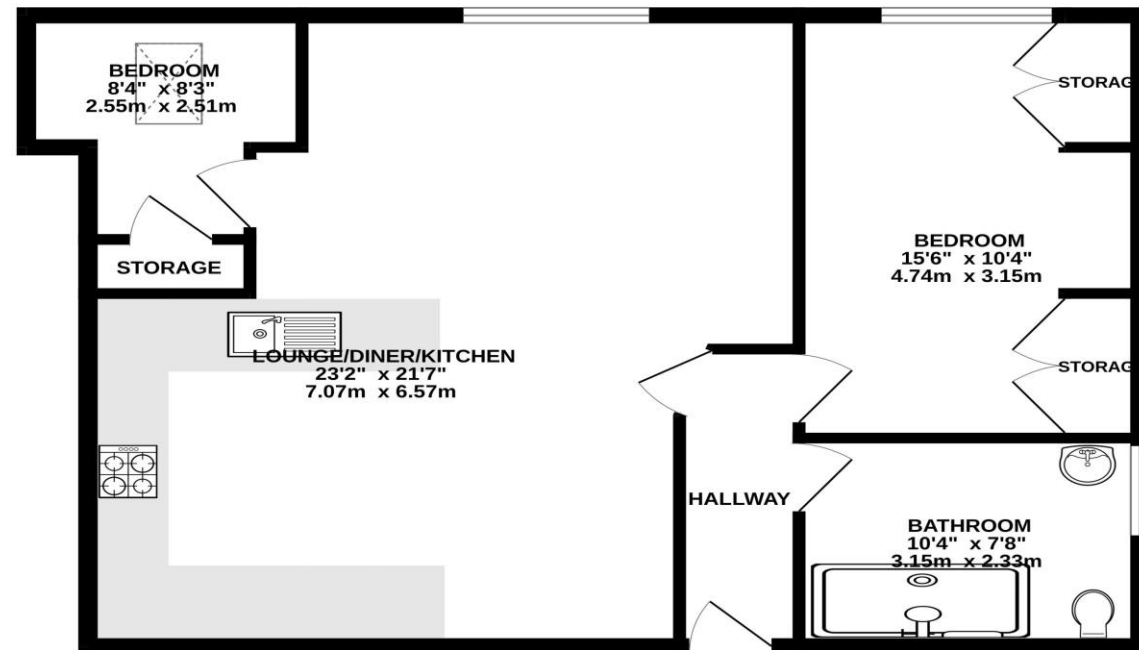
## Estates



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GROUND FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 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	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



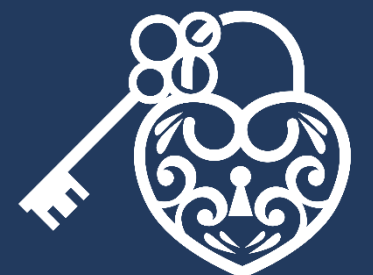
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Offers in Region of £195,000

Wigan Road, Standish, Wigan WNI 2RF



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This simply stunning apartment is certain to appeal to a wide range of buyers, from young professionals seeking a stylish, low-maintenance home with excellent motorway access, to downsizers whose children have flown the nest, or those who travel frequently for work or leisure and require a secure, lock-up-and-leave property.

Whatever the motivation, this impressive home will not disappoint. Recently and completely transformed, it offers contemporary accommodation within what is arguably the finest development of its kind, set in one of the area's most prestigious addresses. Positioned on the second floor, the apartment enjoys breathtaking rearward views across the Douglas Valley, with Haigh Hall visible in the distance. Despite this idyllic outlook, it remains conveniently located within easy reach of local shops and amenities in the thriving village of Standish.

Constructed by the highly regarded Ancer Homes, renowned for their quality craftsmanship, the property has been finished to an exceptional standard throughout. Only the finest materials, fixtures and fittings have been used, complemented by tasteful décor to create a supremely stylish home that perfectly balances the convenience of modern living with stunning countryside views stretching towards Haigh and Winter Hill.

Extending to approximately 750 square feet—generously proportioned for a property of this type and exceeding many comparable apartments—the accommodation has been thoughtfully upgraded by the current owner. Improvements include a brand new, high-specification kitchen with integrated appliances, newly fitted wardrobes in a striking on-trend blue offering excellent storage, and a new boiler. The apartment is accessed via an attractive communal entrance hall with video entry system, with lift access to the floor. A welcoming private reception hall leads through to the outstanding 23' open-plan living space, with a beautiful smart and stylish brand new kitchen, which is both beautifully spacious and perfectly suited to modern lifestyles. Neutral décor and an abundance of natural light create a warm, inviting atmosphere, while the picture window frames the magnificent open views beyond.

The generous 15' bedroom is bright and airy, fitted with a brand new comprehensive range of contemporary furniture. There is also a dressing room/study with a Velux roof light and housing the boiler. The bathroom has also been upgraded to a sleek, modern shower room, finished with stylish marble-effect tiling and benefiting from the rare advantage of a window. It is fitted with a contemporary white suite comprising WC, vanity wash hand basin and large walk-in shower.

Externally, the property is accessed via electrically operated wrought-iron gates and benefits from allocated parking. Further highlights include a large, secure lock-up storage area within the basement, and uPVC double glazing.

This exceptional home truly must be viewed to be fully appreciated, and early inspection is highly recommended.





View

