



TRACY PHILLIPS

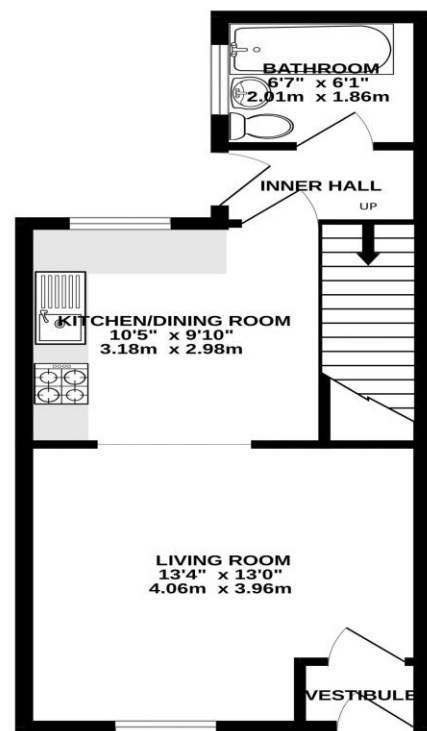
Estates



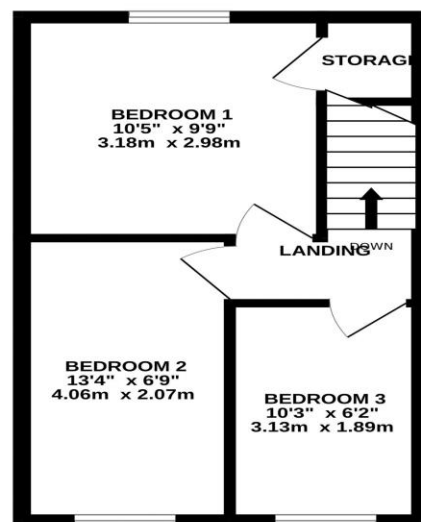
TRACY PHILLIPS

Estates

GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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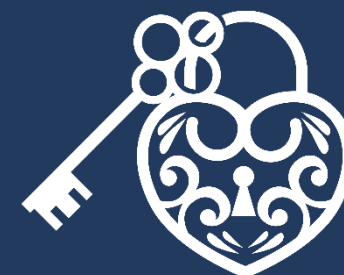
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Asking Price £115,000

Preston Road, Standish WN6 0HY

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Situated in the heart of Standish Village, this three-bedroom mid-terrace property offers well-proportioned accommodation and would make an ideal purchase for a first-time buyer or investor. The property is offered for sale with no onward chain.

The accommodation briefly comprises an entrance vestibule leading into the front lounge, which opens through to the dining kitchen at the rear. The kitchen is fitted with a range of cupboards and includes a freestanding cooker. A further hallway provides access to the rear courtyard garden, while the ground floor also benefits from a bathroom fitted with a bath with hand-held shower over, WC and wash hand basin.

To the first floor, there are three bedrooms. The master bedroom is a good-sized double positioned to the rear, with two further bedrooms located to the front of the property.

Externally, there is a small paved garden to the front, while the rear offers a paved courtyard garden with a useful shed. Standish Village offers a variety of independent shops, cafés, restaurants and other local amenities, together with excellent schools. The property is also conveniently positioned approximately five minutes' drive from Junction 27 of the M6 and a short drive from Wigan town centre, which provides access to mainline train stations and further amenities.



