



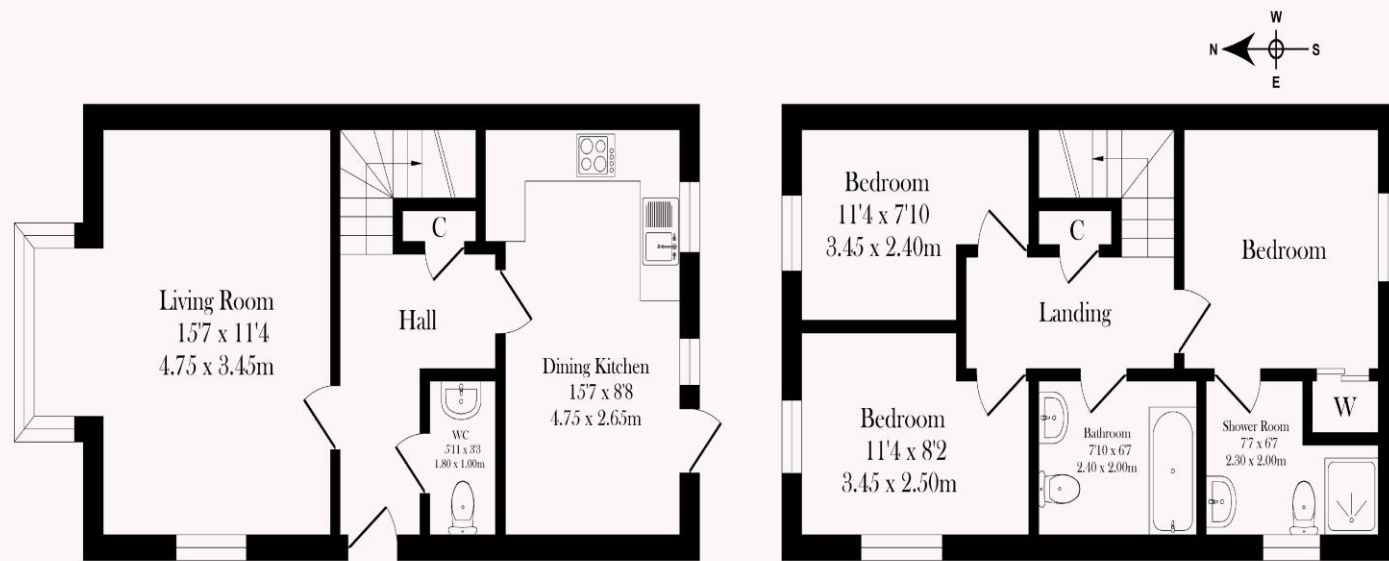
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor Area 43.6 Sq.M (469 Sq.Ft.)

First Floor
Approx. Floor Area 41.6 Sq.M (448 Sq.Ft.)

Total Approx. Floor Area 85.2 Sq.M. (924 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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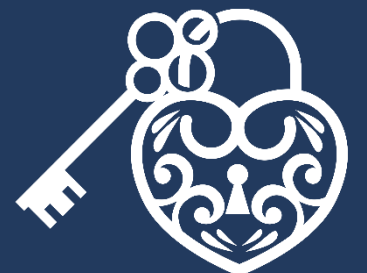
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Asking Price £265,000

Ludlow Street, Standish, WN6 0QN

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Set within the highly sought-after Bloor Homes development, just a short distance from the heart of Standish, Ludlow Street offers an exceptional blend of modern living, thoughtful design, and a prime location. This attractive three-bedroom semi-detached home is perfectly suited to first-time buyers, growing families, or those looking to downsize without sacrificing space or style.

On entering the property, you are greeted by a bright and welcoming hallway that leads through to a contemporary open-plan kitchen and dining area. This space is fitted with modern units and integrated appliances, with French doors opening out onto the garden—ideal for both entertaining and relaxing during the warmer months. To the opposite side of the home, a spacious dual-aspect lounge with a walk-in bay window allows natural light to flood the room, creating a warm and inviting atmosphere. A convenient ground floor cloakroom completes the layout.

Upstairs, there are three well-proportioned bedrooms, including a stylish principal bedroom featuring built-in wardrobes and a private en-suite shower room. One of the additional bedrooms is currently utilised as a dressing room, offering flexibility to suit a variety of needs. A modern family bathroom with a sleek suite and neutral décor serves the remaining bedrooms.

Externally, the property benefits from a private driveway providing off-road parking, along with a well-maintained rear garden—perfect for children, pets, or outdoor entertaining.

Situated in a quiet residential setting, the home is within easy walking distance of local schools, shops, and everyday amenities. With excellent transport links to the M6 and Wigan town centre, this recently built development presents a fantastic opportunity to own a quality home in a well-connected and thriving community.

Standish village centre is easily accessible via a newly built walkway, adding further convenience to this desirable location.



