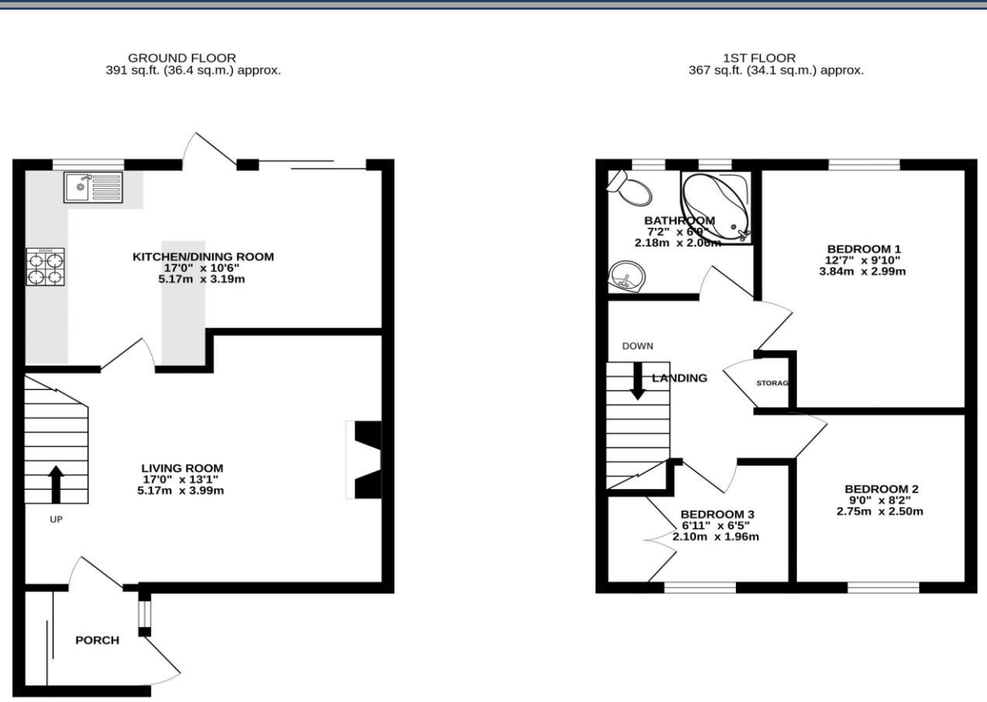
TRACY PHILLIPS Estates

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TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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Offers In The Region Of £154,750

Grove Place, Standish, Wigan WN6 0EP

Situated in a quiet cul-de-sac close to the heart of Standish village, this three-bedroom, mid-terraced townhouse-style property offers well planned accommodation with excellent potential for updating and improvement. The property is offered for sale with NO ONWARD CHAIN.

The accommodation briefly comprises an entrance porch leading into a good-sized lounge positioned to the front, featuring wood-effect flooring and a fireplace. To the rear is a dining kitchen fitted with a range of units, a gas hob and oven, with patio doors opening directly onto the rear garden.

To the first floor are two generous double bedrooms, one overlooking the front and the other to the rear, together with a third single bedroom positioned to the front. The family bathroom is fitted with a corner bath with shower over, wash basin and WC.

Externally, the property benefits from a small front garden enclosed by railings and a gated entrance, with a pathway leading to the front door. To the rear is a garden with a useful brick-built outbuilding, offering additional storage potential.

Standish is a popular and historic village, well regarded for its excellent local schools and vibrant high street, which offers an appealing selection of independent shops, cafés and restaurants. Junction 27 of the M6 motorway is approximately a 10-minute drive away, while Wigan town centre and its mainline railway links are also within easy reach.

















