



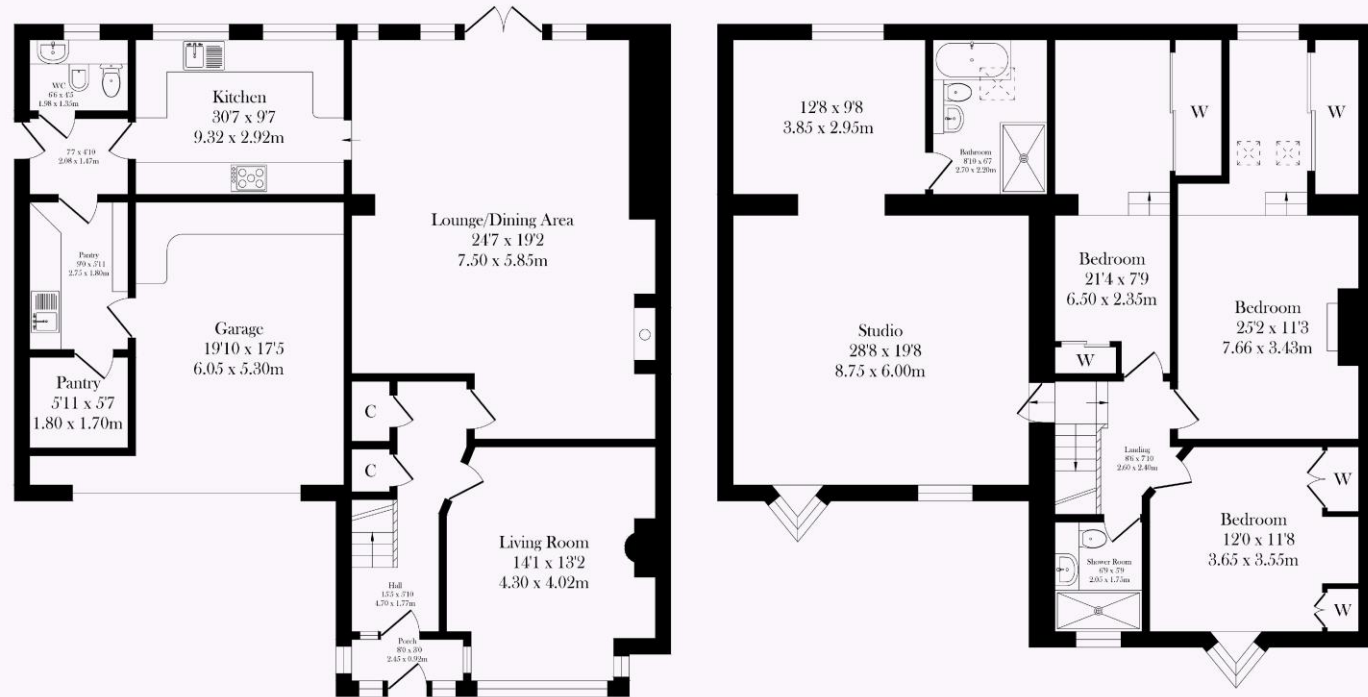
TRACY PHILLIPS

Estates



TRACY PHILLIPS

Estates



Ground Floor
Approx. Floor Area 121.7 Sq.M (1310 Sq.Ft.)

First Floor
Approx. Floor Area 117.5 Sq.M (1265 Sq.Ft.)

Total Approx. Floor Area 239.2 Sq.M. (2575 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		
81-91	B		
69-80	C		
55-68	D	61 D	74 C
39-54	E		
21-38	F		
1-20	G		



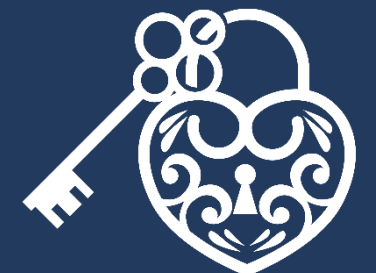
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price £440,000

Chorley Road, Standish, Wigan



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

A truly beautiful and characterful four-bedroom semi-detached home, originally built in 1905, offering a rare blend of period charm and thoughtfully designed living space.

The property welcomes you through a traditional entrance hallway, complete with panelled staircase and a generous understairs storage cupboard. To the front, a stunning lounge features a large bay window and an elegant fireplace, creating a warm and inviting space. To the rear, a second lounge with a multi fuel stove and French Oak flooring flows seamlessly into the dining area, where French doors open out onto a private and picturesque garden. This space continues into a bespoke kitchen fitted with hand-painted cabinetry, an electric range cooker, and a classic Belfast sink.

Beyond the kitchen, a useful vestibule leads to a cloakroom with WC and wash basin, as well as a well-equipped utility room with fitted units and plumbing for a washer and dryer. A large pantry provides excellent additional storage, and there is internal access to a generously sized integral garage, larger than a standard single.

Upstairs, the home continues to impress. A substantial bedroom, currently used as a yoga studio, offers excellent versatility and could easily be utilised as a self-contained annexe, stepping into a flexible area ideal as a dressing room or study, along with a luxurious en suite featuring a large shower, Jacuzzi bath, WC, and vanity basin. The master bedroom is equally charming, with steps to a dressing area fitted with wardrobes and a dressing table. A further spacious double bedroom also benefits from a raised study area. The family bathroom is beautifully finished with a walk-in shower, WC, and vanity unit, and there is an additional double bedroom completing the accommodation. Most upstairs windows are fitted with shutters, enhancing both style and privacy.

The rear garden is truly special, offering a nostalgic and tranquil setting with lawned areas, winding pathways, mature trees, and well-established shrubs and flowers. A greenhouse and kitchen garden sit at the far end, perfect for those with green fingers.

Ideally located in the heart of Standish village, the property enjoys a vibrant high street, excellent local schools, and beautiful countryside walks right from the doorstep. Despite its peaceful setting, it remains conveniently positioned just a 10-minute drive from Wigan town centre and Junction 27 of the M6.

