



TRACY PHILLIPS

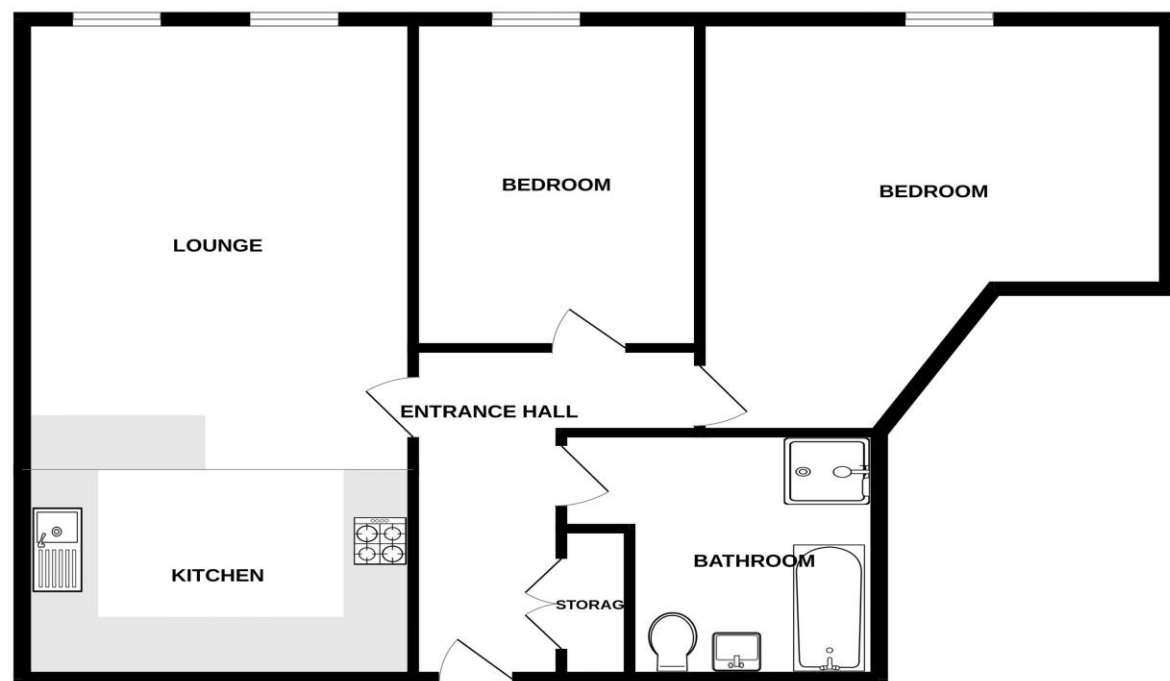
Estates



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GROUND FLOOR
899 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.6 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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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OIRO £129,950

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Ideal for First-Time Buyers or Investors – Stylish Two Bedroom Ground Floor Apartment in a Characterful Setting

This beautifully presented two bedroom ground floor apartment offers a fantastic opportunity for first-time buyers stepping onto the property ladder or investors seeking a smart buy-to-let option or really useful as a lock up and leave. Located within the only Grade II listed building in the highly sought-after Worthington Park development, the property boasts charm, character, and a surprisingly spacious layout. The accommodation includes intercom entry system and the apartment itself offers entrance hallway, open plan lounge and kitchen with a breakfast peninsular and a range of fitted cupboards. There are two good sized bedrooms, a large walk in store and a four piece family bathroom. The apartment enjoys a parking space to the rear.

Originally converted in 2010 by the well-regarded Morris Homes, this apartment blends period elegance with modern design. Set within a conservation area, the development features an attractive mix of architectural styles, with thoughtfully landscaped communal areas and a tranquil central lake creating a peaceful, village-like atmosphere. Standish village centre is just a short distance away, offering a range of local shops and amenities, while Wigan town centre provides a livelier option with its high street stores, bars, and restaurants.

Excellent transport links, including the nearby M6 and M61 motorways, make commuting straightforward, and after work, residents can unwind with scenic walks by the Leeds-Liverpool Canal or Worthington Lake, both just moments from the doorstep.

