



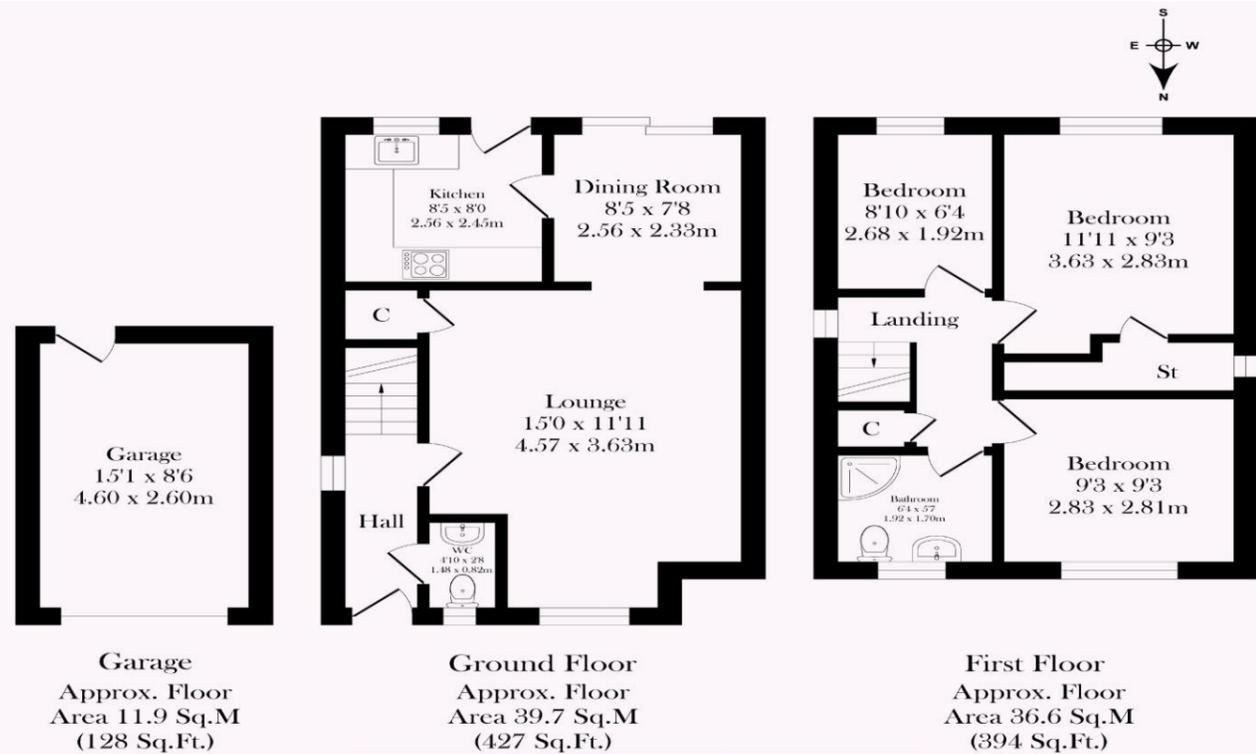
# TRACY PHILLIPS

*Estates*



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**Total Approx. Floor Area 88.2 Sq.M. (949 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	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £245,000

Fontwell Close, Standish, Wigan WN6 0XS



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Located on this ever-popular and established estate, and within walking distance of both St Wilfrid's Primary School and the centre of Standish village, this attractive three-bedroom detached home occupies a small and exclusive cul-de-sac setting. Having been in the same ownership since new, the property presents an ideal opportunity for first-time buyers or small families. Whilst requiring some modernisation, it is offered with no onward chain and at a realistic asking price, making it an excellent prospect for those looking to create a home to their own taste.

The accommodation begins with an entrance hallway, featuring a staircase rising to the first floor and access to a convenient ground-floor cloakroom. The main living space flows from the front to the rear of the property, incorporating both lounge and dining areas, centred around a feature fireplace. Sliding patio doors provide direct access to the rear garden, and there is also a useful understairs storage cupboard. The kitchen is positioned to the rear, adjoining the dining area, and is fitted with a range of wall and base units, with a door leading out to the south-facing garden.

To the first floor, there are three well-proportioned bedrooms and a family bathroom fitted with a three-piece suite, including a corner shower. The original design of the property also allowed for an en-suite shower room to the principal bedroom; however, the current owners opted to utilise this space as a walk-in wardrobe.

Externally, a flagged driveway bordered by lawns provides off-road parking and leads to a single detached brick-built garage with a pitched roof, which can also be accessed via a pedestrian door from the rear. The rear garden is private, secure, and not directly overlooked, being mainly laid to lawn.

Standish village is just a short walk away, offering a variety of independent shops, bars, cafés, supermarkets, and highly regarded schools. The area also benefits from excellent transport links, with easy access to both the M6 and M61 motorway networks.

Viewings of this home, which is bursting with potential, are strictly by appointment with our office.



