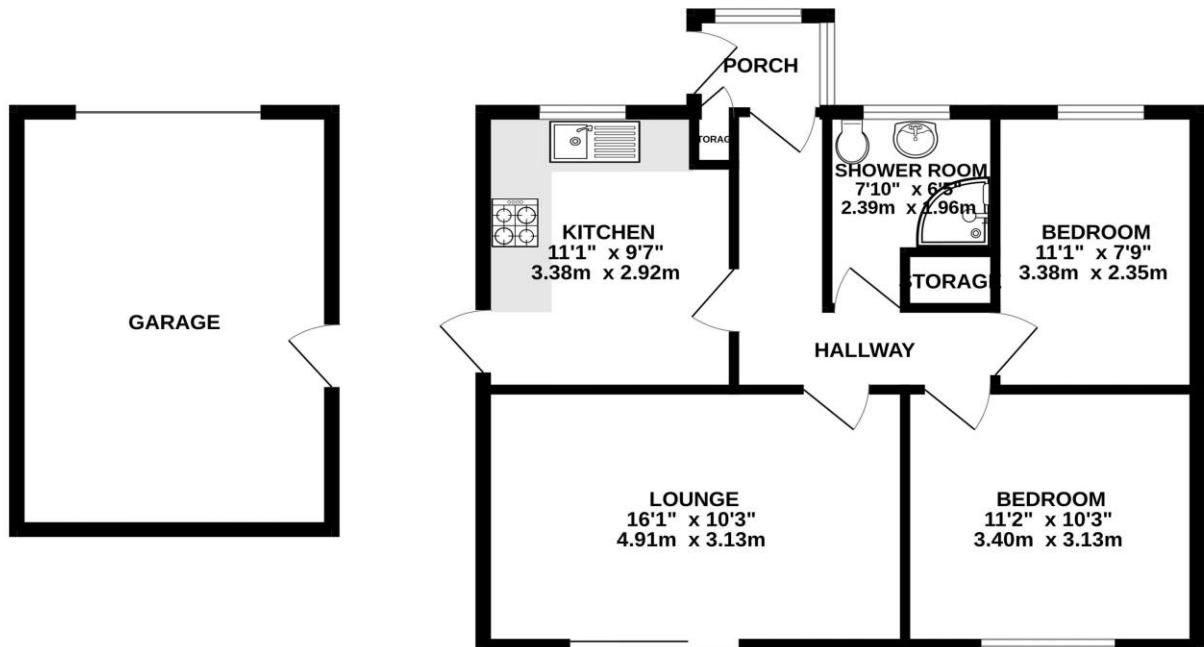




GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 as and no guarantee as to their condition can therefore be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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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](http://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.

Asking Price: £230,000

Old Pepper Lane, Standish, Wigan WN6 0PH

This detached true bungalow is ideally situated on the edge of Standish village, offering excellent access to Junction 27 of the M6 while enjoying a distinctly semi-rural feel. The property benefits from open views across fields to the front and delightful countryside walks directly from the doorstep, yet remains conveniently close to Standish village, which offers a wide range of shops, cafés and local amenities.

Externally, the property provides off-road parking via an imprinted concrete driveway accommodating two to three vehicles, along with a detached single garage positioned to the side. An entrance porch leads into the main hallway, which includes a useful storage cupboard housing the gas boiler. To the front of the bungalow is a dining kitchen fitted with a range of cupboards and enjoying a window overlooking the open fields beyond. A side door provides convenient external access. To the rear, the lounge is a comfortable and inviting space, featuring a gas fireplace and patio doors that overlook and open directly onto the garden. The accommodation includes two double bedrooms, with the main bedroom positioned to the rear and benefitting from a range of fitted wardrobes and drawers, while the second double bedroom is located to the front of the property. The bathroom is fitted with a corner shower, WC and vanity wash basin.

To the rear, the garden is secure, mainly laid to lawn and offers a good degree of privacy, providing a pleasant outdoor space to relax and enjoy.

The property is offered for sale with no onward chain, making it an excellent opportunity for buyers seeking a bungalow in a desirable village-edge location.



