



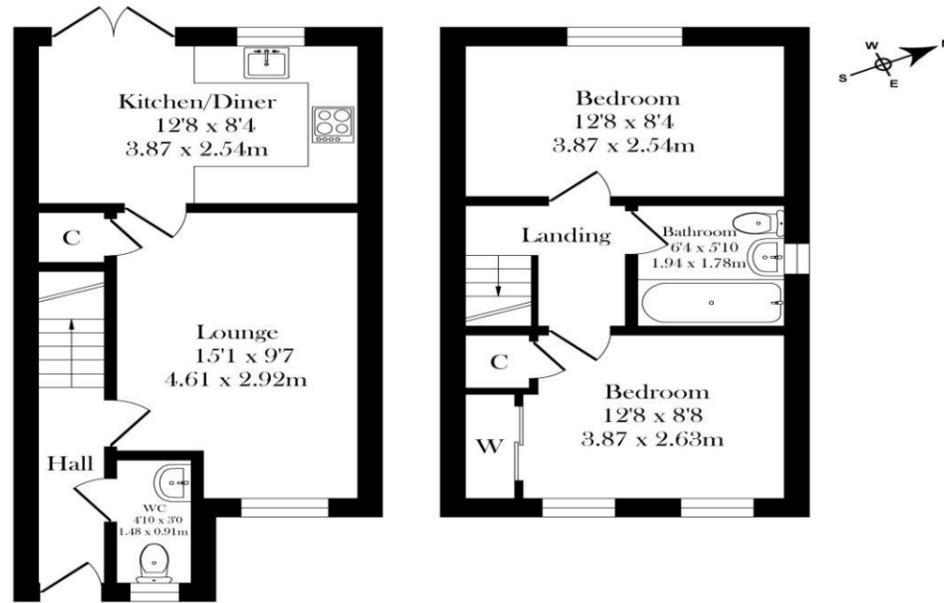
TRACY PHILLIPS

Estates



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Ground Floor
 Approx. Floor
 Area 30.7 Sq.M
 (330 Sq.Ft.)

First Floor
 Approx. Floor
 Area 28.2 Sq.M
 (304 Sq.Ft.)



Total Approx. Floor Area 58.9 Sq.M. (634 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		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £190,000

Vardon Drive, Standish, Wigan WN6 0YW



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Positioned within walking distance of the highly acclaimed St Wilfrids school, and close to the centre of Standish village, this modern end-terraced home perfectly combines comfort with everyday convenience. There is a leisure centre, bars and restaurants, independent shops and excellent schools close by. Transport links are also close by, ideal for the commuter. Built by the highly acclaimed builder, Persimmon Homes, this ideal property is a perfect starter home or an ideal lock up and leave.

Upon entering, you are welcomed into an entrance hallway with the staircase leading to the first floor and a cloakroom off containing a window, close coupled wc and wash hand basin. The hallway leads to a bright and spacious front lounge, creating a warm and inviting living space and fitted with an electric fire. To the rear, a well-equipped kitchen and dining area features a range of wall and base units, a gas hob with an extractor hood over and an electric under oven. French doors open directly onto the rear garden, allowing natural light to pour in and providing an easy flow between indoor and outdoor living.

Upstairs, there are two generously proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes. A modern family bathroom completes the first floor, fitted with a bath and shower over, WC and wash hand basin.

To the front, the home benefits from two parking spaces. The rear garden is secure and features a patio and lawned area.

With its superb village location, practical layout, and welcoming atmosphere, this property presents an excellent opportunity for first-time buyers, small families, or those looking to downsize without compromising on convenience.





