



TRACY PHILLIPS

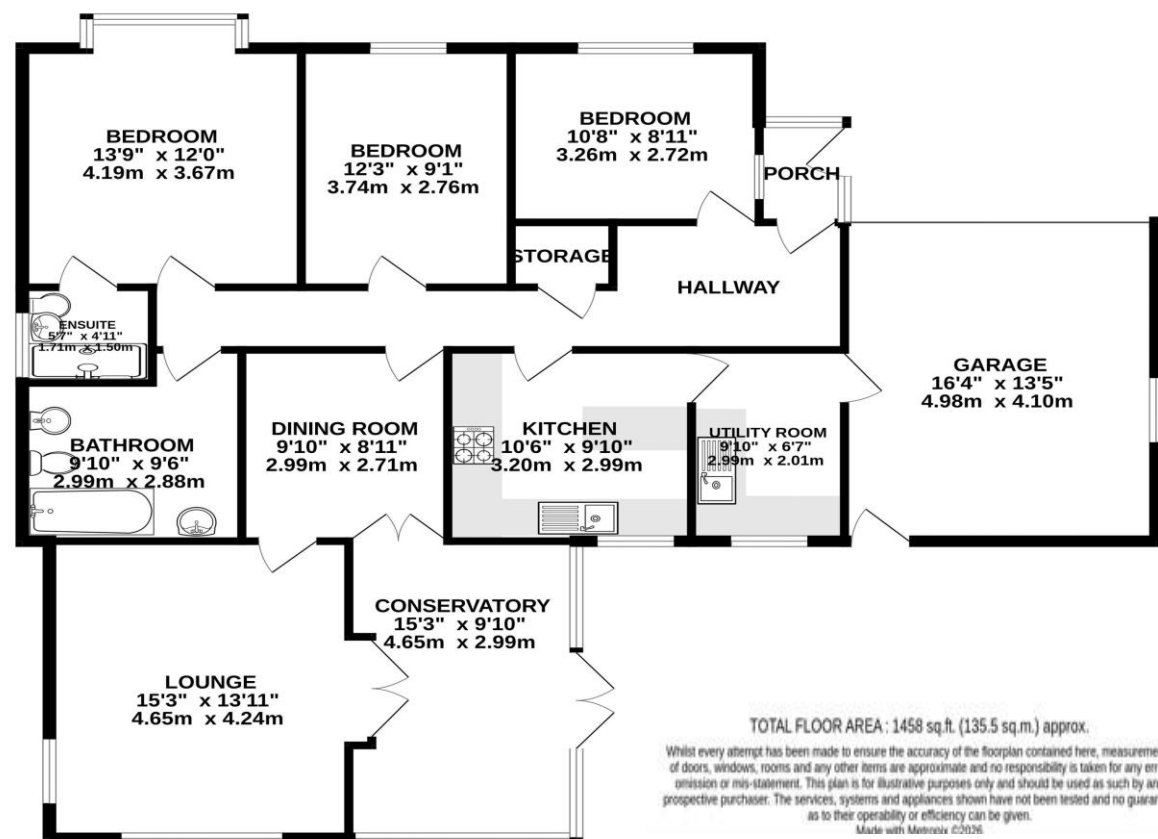
Estates



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GROUND FLOOR
1458 sq.ft. (135.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £450,000

The Fields, Standish, Wigan WN6 0GF



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The Fields is an exclusive cul-de-sac development of just eight true bungalows, ideally positioned close to Standish village and within easy walking distance of Ashfield Park. Opportunities to purchase within this highly sought-after location are rare. This charming detached bungalow has been meticulously maintained and thoughtfully enhanced by the current owners to create a truly turn-key home. Recent improvements include the addition of a separate utility room, attractive garden landscaping and a smart resin driveway.

The freehold accommodation is arranged around a spacious central hallway and comprises a fully fitted kitchen, a separate utility room, a dining room opening into both the lounge and conservatory, and three generously sized bedrooms. The kitchen is well appointed with a range of fitted units, gas hob, eye-level electric oven, and extractor hood. The conservatory, accessed from both the lounge and dining room, provides versatile additional living space and opens onto the rear garden and patio area, ideal for indoor-outdoor living. All three bedrooms are well proportioned and benefit from extensive fitted wardrobes. The principal bedroom features a modern en-suite shower room, complemented by a well-appointed family bathroom. The property is warmed by gas central heating and the lounge enjoys a feature electric fireplace.

Externally, the beautifully maintained gardens wrap around the property and offer an abundance of mature shrubs, lawned areas, and has been our client's pride and joy. A particularly impressive, expansive south-facing patio provides an excellent space for outdoor entertaining. A double garage with twin electric doors is accessed via a double-width driveway, with additional garden access via a side door.

The area is well served by excellent local schools, while commuters benefit from easy access to Wigan mainline railway station and nearby motorway links. The Fields represents a rare opportunity to acquire a ready-to-move-into home in a prestigious setting.

Viewings of this delightful property are highly recommended and can be arranged through our office.





