



# TRACY PHILLIPS

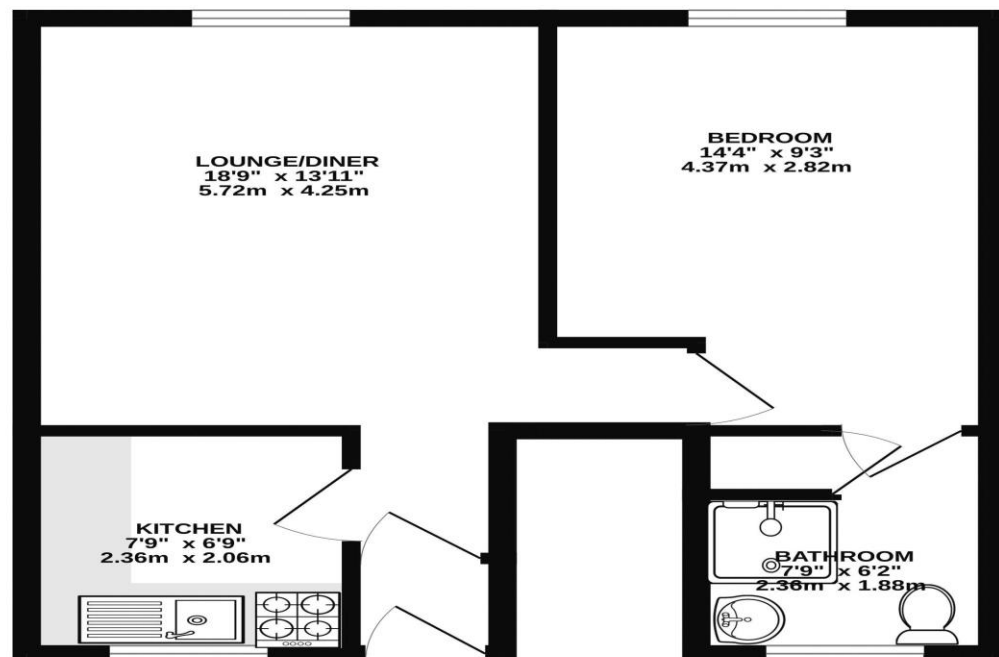
## Estates



# TRACY PHILLIPS

## Estates

GROUND FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 413 sq.ft. (38.3 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.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



01257 422228

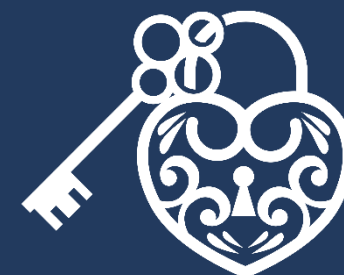
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price £105,000

Bradley Lane, Wigan WN6 0PQ

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.





This delightful one-bedroom ground floor apartment is located in a peaceful development exclusively for over 55's in Standish Village.

Offering low-maintenance living, the apartment is set amidst well-maintained communal green spaces and benefits from ample parking in the designated car park.

Standish Village offers a wealth of conveniences, including: Doctors and dentists, Independent shops and supermarkets, and a variety of cafes and restaurants.

A welcoming entryway leading to all main rooms. There is a spacious and bright living area featuring a charming fireplace, perfect for relaxation. The kitchen is equipped with a range of wall and base units, laminated work surfaces, an integrated electric oven, and halogen hob. There is a generously sized bedroom, offering direct access to the en-suite shower room. The En-Suite Shower Room features a three-piece suite, including a WC, pedestal wash hand basin, and a shower cubicle with an electric shower unit.

The Communal Gardens are landscaped, offering serene green spaces and an attractive patio area.

This apartment provides an excellent opportunity for downsizers or retirees seeking comfort, convenience, and community in an attractive and accessible location.

The property is offered with vacant possession.





