



TRACY PHILLIPS

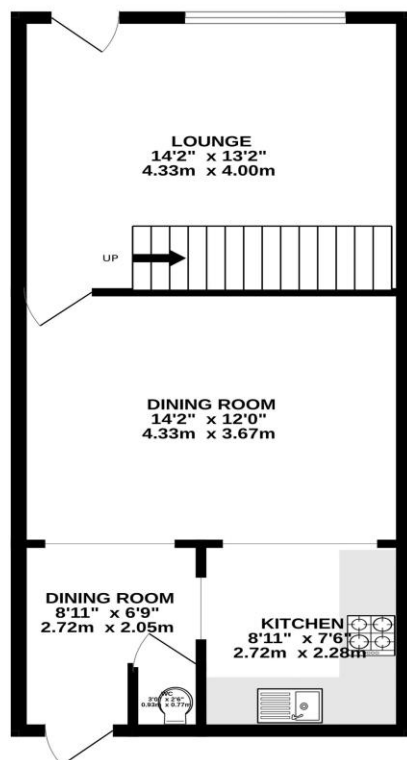
Estates



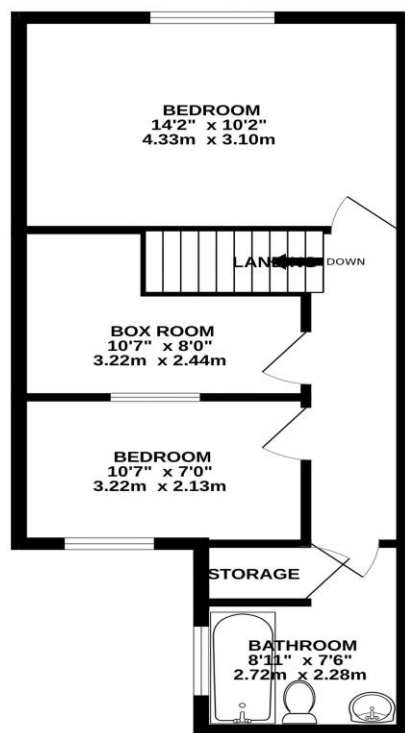
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Estates

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 908 sq.ft. (84.3 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	79 C
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £130,000

Platt Lane, Standish, Wigan WNI 2XF



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This end terraced cottage is in need of improvement but has great potential to create a lovely family home. It is located in delightful position, with open views to the front and rear, yet is also handy for access into Standish Village with its many local amenities and also provides easy access to Wigan, Chorley and the M6 motorway junction.

The home offers a good-sized lounge with a staircase leading up to the first floor. There is a second reception room which would be ideal for using as a dining room as the kitchen area is accessed from here. The kitchen area comprises a range of fitted wall and base units, extractor hood over the cooking area and stainless steel sink. From the second reception room there is an archway leading into a further reception area where there are patio doors opening to the rear garden. There is also a ground floor w.c. located off this area.

Upstairs, the property offers two bedrooms, a box-room and a three-piece bathroom suite comprising a bath, w.c. and wash hand basin.

To the rear, the property has an enclosed yard which would make an ideal area for sitting in the spring and summer months.

The location is extremely convenient with just a short distance to Standish village centre and within easy reach of both the M6 & the M61 motorways making it a great location for anyone looking to commute. The position is also great for anyone with a love of the outdoors with many delightful countryside walks right on the doorstep.

Available with no onward chain, early viewing of this property is essential.

