



TRACY PHILLIPS

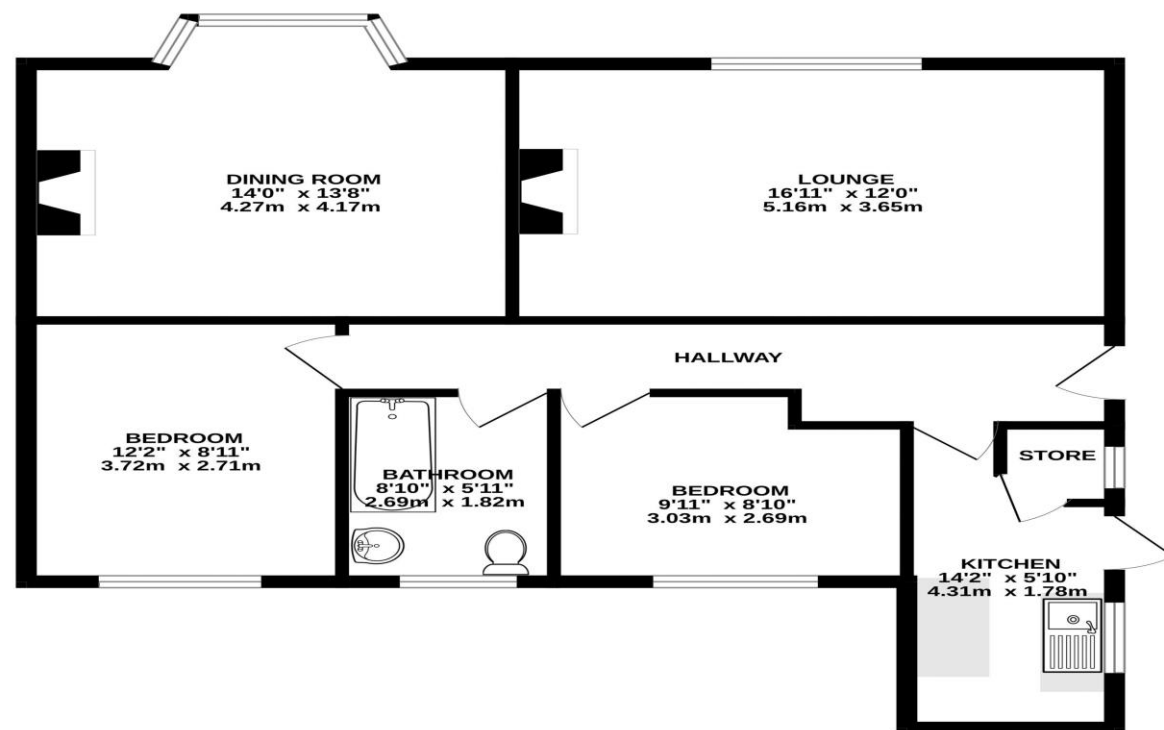
Estates



TRACY PHILLIPS

Estates

GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 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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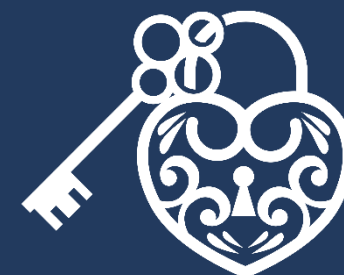
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Offers Over £200,000

Wigan Road, Standish, WN6 0AY

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Nestled along a prestigious address within walking distance of Standish village centre and offering picturesque views of the reservoir to the rear, this charming semi-detached true bungalow does require a full refurbishment but offers a real blank canvas for any client wishing to create their dream home. Positioned along a long driveway providing ample parking and this traditional characterful home boasts a spacious floor plan with well-proportioned rooms. The accommodation begins with an entrance hallway leading from the front door which is positioned at the side of the home, and leads to the rest of the home. The main reception lounge, situated at the front, is bathed in natural light through a large, bright window and includes possibly the original fire surround. To the rear, the kitchen is located. There are potentially three bedrooms or if preferred one of the reception space could be a could dedicated dining room. The internal accommodation also features a three piece bathroom suite. Our clients have explored the potential of this home and an architect has indicated that there is also further potential in the roof spaces (subject to any necessary planning consents) to further extend the property should extra bedrooms be required.

Externally, the property sits on a delightful plot with a lawned front garden and a driveway that extends along the side of the home The rear garden is predominantly laid to lawn and enjoys a lovely open aspect overlooking the reservoir. Fenced and gated, it offers both privacy and security while benefiting from a sunny orientation—perfect for outdoor enjoyment.

Standish village is just a short stroll away, offering a range of amenities ideal for village life. Residents can enjoy independent shops, bars, eateries, several supermarkets, a doctor's surgery, a dentist, and excellent access to both the motorway and rail networks.

Viewings of this true bungalow brimming with potential are highly recommended. No onward chain and vacant possession.



