283a Preston Road

Standish, Wigan, WN6 0NZ

Offers Over £260,000

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It is with great pleasure that Sapphire Homes are in a position to offer For Sale this well presented 4 bedroom 3 storey semi detached family home on a small development in the heart of Standish and also offers close proximity to local amenities, outstanding schools within walking distance and the property is ideal for access to the M6 or M61 so a perfect choice for family requiring commuter links. In brief the property comprises of entrance / hallway, W.C, lounge and to the rear of the property is a good sized modern fitted kitchen / diner with French doors leading to rear garden. To the first floor the landing area provides access to 3 good sized bedrooms and family bathroom with four piece suite in white with separate shower and bath. To the top floor there is the master bedroom with ensuite shower room. The property is warmed by Gas Central Heating (new boiler installed in Jan 2025) and also benefits from a modern tasteful décor and double gazing throughout. Externally there is ample off road parking with a driveway to the front and rear elevations having the capacity for 3 vehicles and there is an enclosed garden which is mainly stoned for ease of maintenance but enjoys a sunny aspect with access to side elevations. Early viewing is a must to appreciate in full.

GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Kitchne / Diner

FIRST FLOOR

Landing

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

SECOND FLOOR

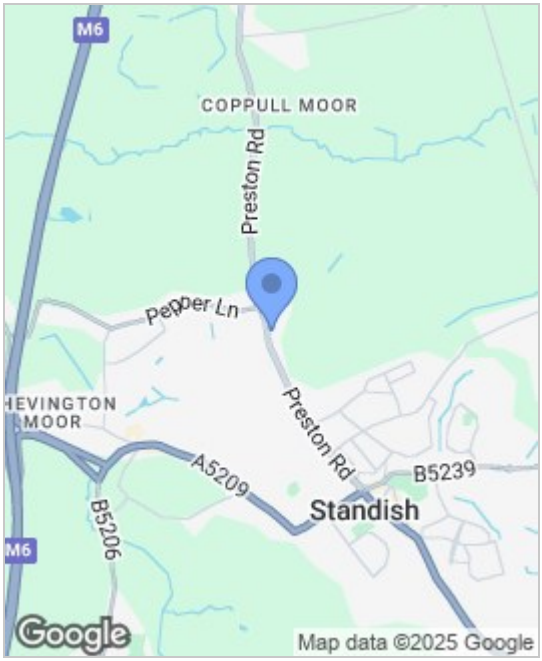
Master Bedroom

Ensuite

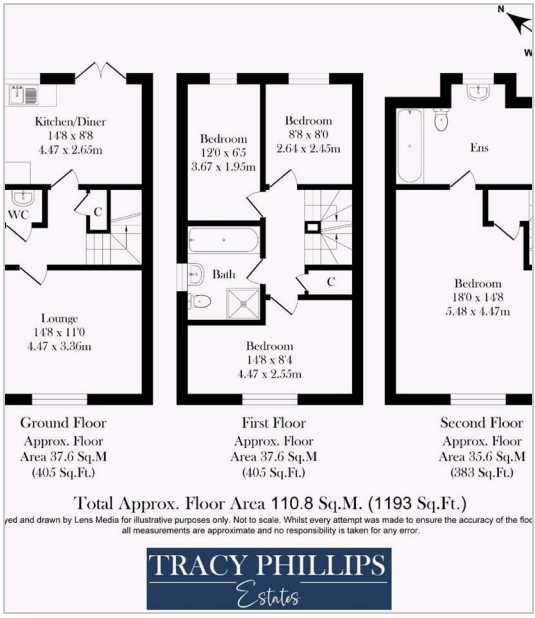
EXTERNAL

Rear Garden

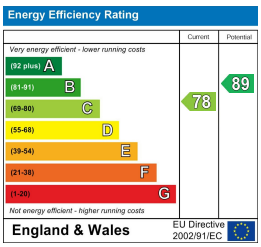
Area Map

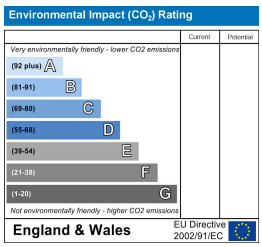


Floor Plans



Energy Efficiency Graph





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