



## 7 Hedgerow Gardens

Standish, Wigan, WN6 0UX

**Offers Over £180,000**



It is with great pleasure that Sapphire Homes are in a position to offer For Sale this well presented 3 bedroom 3 storey end mews in small cul de sac location in the heart of Standish close to both local amenities and transport links. There are a number of school within walking distance and the property is ideal for access to the M6 or M61. The property comprises of entrance, leading to dining / kitchen with built in over hob and extractor, small W.C and to the rear of the property is a good sized lounge with French doors leading to rear garden. To the first floor the landing provides access to two double sized bedrooms and family bathroom with modern three piece suite in white with shower over bath. To the top floor there is the master bedroom with ensuite shower room and velux window & walk in robe. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and UPVC Double Glazing throughout. Early viewing is a must to appreciate in full. Offered to market with No Upward Chain.





GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

Downstairs W.C.

FIRST FLOOR

Landing

Bedroom 2

Bedroom 3

Bathroom

SECOND FLOOR

Master Bedroom

Ensuite

EXTERNAL

Rear Garden

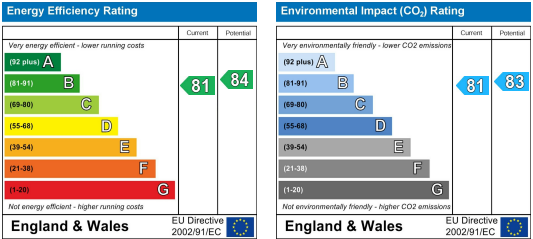
Area Map



Floor Plans



Energy Efficiency Graph



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