



## 5 Bramble Close

Standish, Wigan, WN6 0GS

**Price £550,000**



Sapphire Homes are delighted to offer For Sale this immaculately presented 4 bedroom detached family home which was built by Countryside Homes and is one of the largest house types and is located at the head of a quiet cul de sac in a much sought after location that is close to the heart of Standish village, outstanding local schools and amenities as well as transport links for those requiring commuter access with the M6 Junction 27 being only a few minutes drive away. In brief the accommodation comprises of entrance / hallway, generous lounge and to the rear elevation there is a spacious open plan modern fitted kitchen / dining area / family room with access to the rear garden and is a wonderful space for families as well as entertaining friends / family. The hallway also provides access to a separate utility room with integral garage access and well as a downstairs W.C. completing the ground floor accommodation. To the first floor, the landing provides access to 4 well appointed bedrooms with the master boasting an ensuite shower suite and there is a family bathroom with modern three piece suite in white. The property is warmed by Gas Central Heating and also boasts UPVC double glazing and neutral flooring and a stunning internal décor throughout. Externally the property has an impressively sized landscaped rear garden with large Indian stone patio area, lawn, perimeter fencing and a garden room which is perfect for entertaining. To the front there is off road parking which leads to a double garage, lawn and well stocked borders with access to the side elevation. The property is perfect for a family and early internal viewing is a must to appreciate in full. Offered to market with No Upward Chain.



## GROUND FLOOR

### Entrance / Hallway

### W.C.

**Lounge 15'8" x 11'5" (4.78m x 3.49m)**

**Kitchen 13'4" x 9'4" (4.07m x 2.85m)**

**Dining Area 11'10" x 11'6" (3.63m x 3.53m)**

**Family Room 13'4" x 9'9" (4.07m x 2.98m)**

### Utility Room

## FIRST FLOOR

### Landing

**Master Bedroom 11'5" x 9'6" (3.49m x 2.92m)**

### Ensuite

**Bedroom 2 11'2" x 8'10" (3.41m x 2.70m)**

**Bedroom 3 11'3" x 7'10" (3.45m x 2.39m)**

**Bedroom 4 9'11" x 7'8" (3.03m x 2.36m)**

### Bathroom

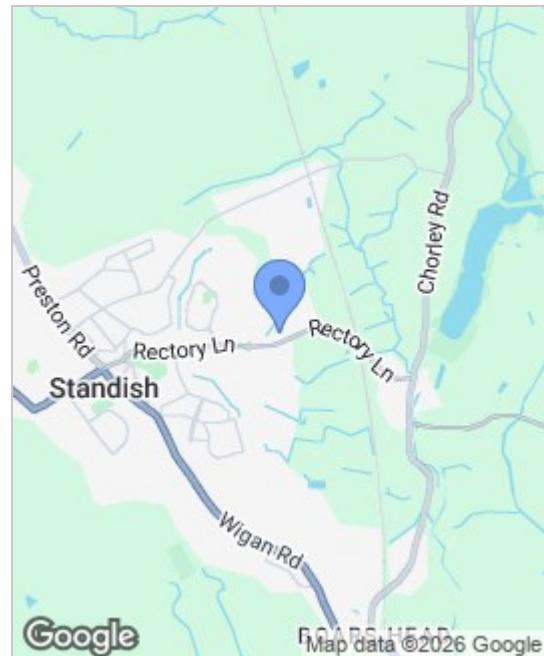
## EXTERNAL

### Rear Garden

### Double Garage

### Garden Room

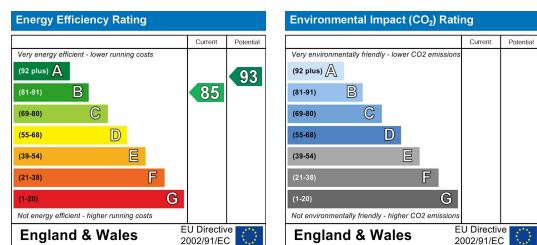
## Area Map



## Floor Plans



## Energy Efficiency Graph



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