



3 Lady Fern Field

Standish, Wigan, WN6 0ZQ

Offers Over £220,000



Sapphire Homes are proud to bring to market this stunning 3 bedroom semi detached property in the popular village of Standish which offers a vibrant village scene with pubs, restaurants and retail shops all within close proximity as well as being excellently positioned for outstanding local schools as well as transport links including the M6 motorway. Number 3 Lady Fern Field is a spacious 3 bedroom semi detached house with 2 parking spaces and offers a functional design with well-appointed living areas and briefly comprises of entrance / hallway, w.c., generous living room with windows to dual aspects and to the rear there is a modern fitted kitchen / diner with integrated appliances and French doors leading to the rear garden. To the 1st floor the landing provides access to a further storage cupboard, three generous sized bedrooms with the master boasting ensuite with three piece shower suite in white and a family bathroom with a beautiful three-piece bathroom suite comprising of 3 piece suite in white with hand basin, low flush wc, panelled bath with shower and accessories to compliment. The property is warmed by Gas Central Heating and also benefits a modern tasteful décor including modern flooring throughout and UPVC double glazing which all helps to compliment this wonderful home. Externally there is off road parking to the front elevation for 2-3 vehicles and to the rear the garden enjoys a sunny aspect and there is gated access, perimeter fencing, lawn and patio area which is perfect for the summer months and entertaining friends and family. Early internal viewing is highly recommended to appreciate in full.



GROUND FLOOR

Entrance / Hallway

Lounge 14'0" x 16'0" (4.27m x 4.88m)

Kitchen / Diner 12'1 x 16'1 (3.68m x 4.90m)

W.C. 4'8 x 3'2 (1.42m x 0.97m)

FIRST FLOOR

Landing

Bedroom 1 16'1 x 10'10 (4.90m x 3.30m)

Ensuite 7'7 x 4'6 (2.31m x 1.37m)

Bedroom 2 9'5 x 8'2 (2.87m x 2.49m)

Bedroom 3 9'5 x 7'6 (2.87m x 2.29m)

Bathroom 6'7 x 5'7 (2.01m x 1.70m)

EXTERNAL

Rear Garden

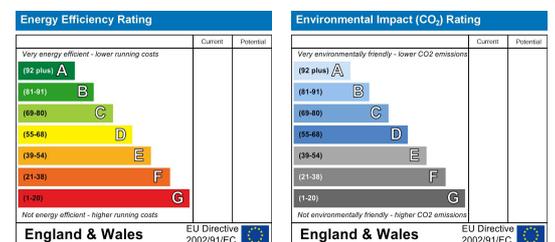
Area Map



Floor Plans



Energy Efficiency Graph



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