

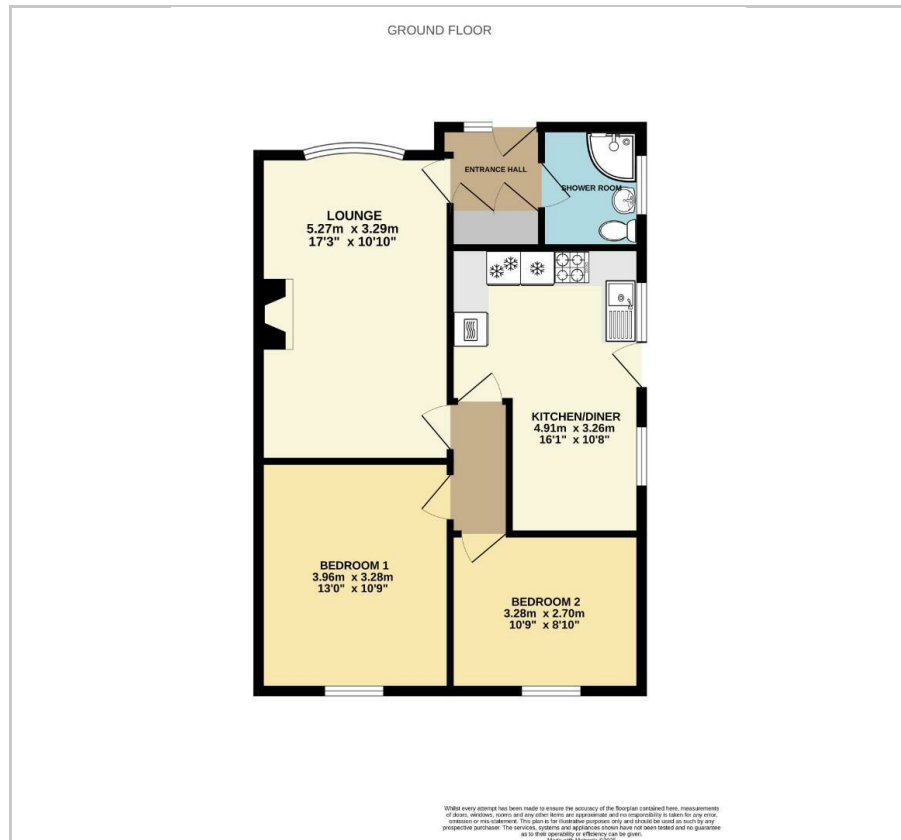


91 Rectory Lane  
Standish, Wigan, WN1 2TY

Price £225,000



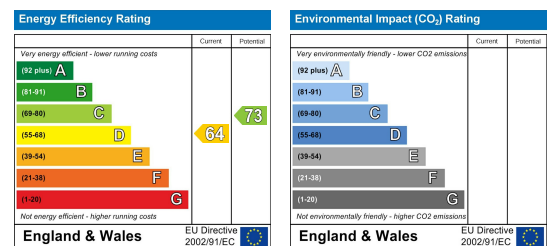
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Sapphire Homes - Wigan Office on 01942 494944 if you wish to arrange a viewing appointment for this property or require further information.

- Two Bedroom Semi Detached Bungalow
- Gas Central Heating and Double Glazing
- Close to Local Amenities and Countryside Walks
- Perfect for Retirement or Professional / Couple
- Early Viewing is a Must
- Located on Generous Corner Plot
- A Short Drive to Heart of Standish
- Popular Residential Location
- Offering Lots of Potential Throughout
- No Upward Chain

Sapphire Homes are delighted to offer For Sale this wonderfully maintained 2 bedroom semi detached true bungalow that is situated on a generous corner plot along the popular Rectory Lane, set back from the road and offers close proximity to close to some lovely local walks including the picturesque 'Worthington Lakes', Standish village is a short drive away and provides a wealth of local facilities, shops and amenities and the property is also a short drive to both the M6 and M61 so ideal for those requiring commuter links. In brief the accommodation extends to over 750 sq ft and briefly comprises of entrance hallway with storage cupboards and provides access to the family bathroom with three shower suite. Also from the hallway there is access to a generous living area with feature fireplace and the inner hallway provides access to a fitted kitchen with dining area and access to the side elevation and to the rear there are two good sized bedrooms. The property is warmed by Gas Central Heating and boasts a tasteful décor and UPVC double glazing throughout. Externally there is a well maintained front and side garden and the rear / side provides off road parking which leads to a detached garage. Early internal viewings are encouraged to appreciate in full.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Sapphire Homes (North) Ltd 80 Market Street, Wigan WNI 1HX  
T 01942 494944 E [info@sapphirehomes.co.uk](mailto:info@sapphirehomes.co.uk) W [www.sapphirehomes.co.uk](http://www.sapphirehomes.co.uk) VAT 183 759 366

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