



10 Simfield Close

Standish, Wigan, WN6 0RJ

Offers Over £285,000



Sapphire Homes are delighted to be in a position to offer For Sale this immaculately presented 3 bedroom semi detached property which is situated in the ever popular location of Standish and is close to outstanding local schools, local amenities including the heart of Standish Village as well as transport links including the M6 Junction 27. The accommodation has been expertly extended to the rear elevation and briefly comprises of a welcoming hallway, W.C., spacious reception room with stairs leading to the first floor accommodation and to the rear elevation is a stunning and large open plan family / living / dining with luxury fitted kitchen with island feature and work surfaces to compliment and bi-fold doors leading out to the rear garden. There are also velux lights flooding natural light into the room which is a wonderful space for entertaining friends & family which also connects to the external garden. To the first floor, the landing provides access to three bedrooms and there is a 3 piece family bathroom with shower over bath. The property is warmed by Gas Central Heating and also boasts modern fixtures and fittings, double glazing as well as an impressive décor and finish all of which is done to an excellent standard. To the front elevation there is a driveway providing off road parking and there is access to the integral garage and side elevation. To the rear the garden enjoys a sunny aspect which is perfect for those long summer days in the garden and consists of a large artificial lawn area patio area, a sunken trampoline which is perfect for a family with children and there is a rendered built seating area along with new perimeter fencing . This property is perfectly suited to a couple or family & early internal viewings are highly recommended to appreciate this wonderful property.



GROUND FLOOR

Entrance / Porch

W,C,

Lounge

Kitchen / Dining / Family Room

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

EXTERNAL

Rear Garden

Integral Garage

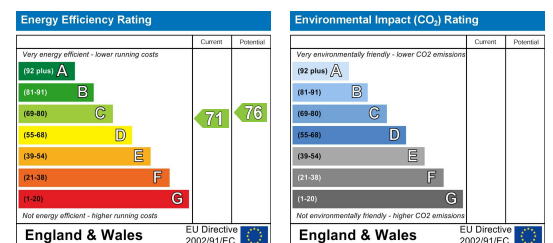
Area Map



Floor Plans



Energy Efficiency Graph



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 the 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 relation to the property.



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