



53 Grove Lane

Standish, Wigan, WN6 0ES

Offers Over £180,000



Sapphire Homes are delighted to offer For Sale this immaculately presented two bedroom end of terrace property located in the heart of Standish and offers close proximity to outstanding local schools, amenities and transport links including Junction 27 of the M6 and it is a few minutes walk to the village centre. In brief the accommodation boasts a welcoming entrance / hallway and there is a stunning open plan ground floor with lounge, dining / reception 2 with French doors leading to the rear garden and there is a stunning modern fitted Schuller kitchen with a range of wall and base units, resin sink and integrated appliances. To the first floor the landing provides access to two well appointed double bedrooms and there is a luxury four piece bathroom with large walk in shower and freestanding bath. The property is warmed by Gas Central Heating and also boasts a stunning internal décor and UPVC double glazing throughout. Externally to the front elevation there is a low maintenance paved garden with railings and gate and there is vehicular access to the side elevation with rear gated access or parking to side elevation. To the rear the garden has recently undergone landscaping with stunning porcelain paving and there is well stocked borders and perimeter wall and gated access. Beyond the garden there is a garage and additional garden which is by order of a small lease but offers excellent space.



GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2 / Dining Room

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bathroom

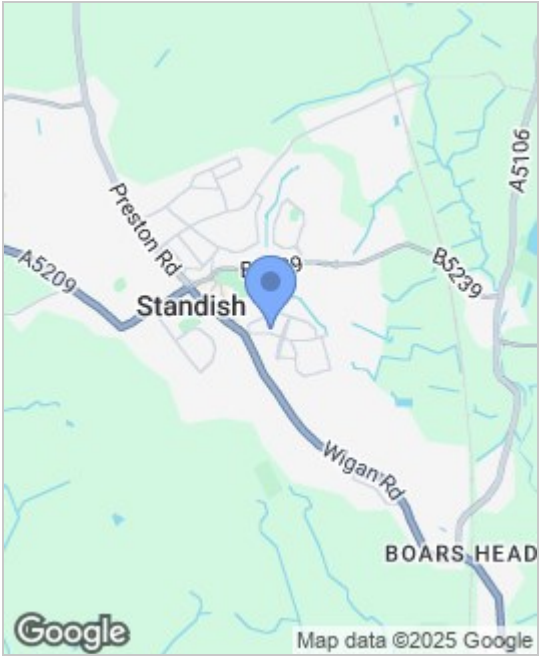
EXTERNAL

Rear Garden

Garage

Additional Garden Area

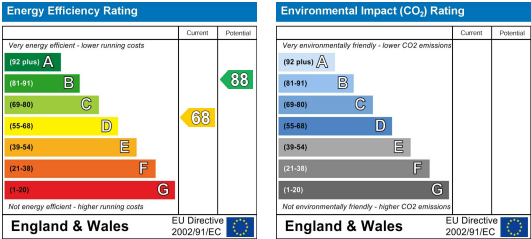
Area Map



Floor Plans



Energy Efficiency Graph



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