sapphire homes

61 Ludlow Street

Standish, Wigan, WN6 0QN

50% Shared Ownership £95,000

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Available through Shared Ownership / Help to Buy from Guinness Homes on the much sought after, Standish Grange development off Pepper Lane. Offering a perfect opportunity for families, couples, singles and first time buyers to step onto the property ladder at an affordable price. *Price based on 50% share*

Reservation Fee - £99.00

Sapphire Homes are proud to bring to market this stunning 3 bedroom end terraced 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 61 Ludlow Street is a spacious 3 bedroom end terraced house with 2 parking spaces and offers a functional design with well-appointed living areas and briefly comprises of entrance / hallway, w.c., modern fitted kitchen with integrated oven and hob with extractor and to the rear elevation is a living / dining area with door leading out to the rear garden & access to the under stairs storage space.

GROUND FLOOR

Entrance / Hallway

Lounge / Diner 12'6" x 8'3" (3.83m x 2.53m)

Kitchen 9'8" x 8'5" (2.96m x 2.59m)

W.C. / Cloakroom

FIRST FLOOR

Landing

Storage Cupboard

Bedroom 1 12'6" x 8'3" (3.83m x 2.53m)

Bedroom 2 9'5" x 6'11" (2.88m x 2.13m)

Bedroom 3 9'5" x 7'10" (2.88m x 2.40m)
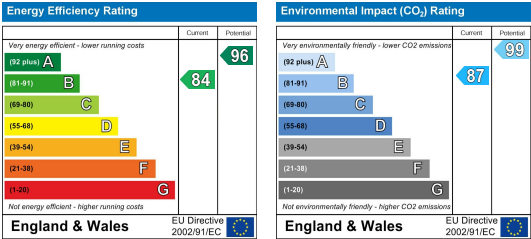
Bathroom

EXTERNAL

Rear Garden

Area Map

Floor Plans

3 bedroom house

The Bradley

Plots 27, 28, 29, 30, 31, 32, 33
37, 38, 39, 40, 184 & 185

Kitchen	2.96m (max) x 2.59m (max)	**Three bedroom house**
Living/Dining	3.71m (max) x 4.61m (max)	Comprising entrance hall, living/dining/
Bedroom 1	3.83m (max) x 2.53m (max)	kitchen, W/C, storage, utility, master
Bedroom 2	2.88m (max) x 2.13m (max)	bedroom, second bedroom, third
Bedroom 3	2.88m (max) x 2.40m (max)	bedrrom and bathroom

*Handed property.
The dimensions stated are approximate and the precise measurements may vary. Kitchen layouts are indicative and may change.

Energy Efficiency Graph