



25 Primrose Lane

Standish, Wigan, WN6 0NR

Price £295,000



Sapphire Homes are delighted to offer For Sale this well maintained three bedroom detached family home in a much sought after location that is close to the heart of Standish village, local schools and amenities as well as transport links for those requiring commuter access with the M6 Junction 27 being only a few minutes drive away. In brief the accommodation comprises of porch, W.C., entrance / hallway, lounge, modern fitted kitchen / diner with door leading to the rear elevation and there is a conservatory to the rear. To the first floor the landing provides access to 3 generous bedrooms and a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also boasts double glazing, neutral flooring and décor throughout and is presented to a good standard. Externally the property has a large well maintained plot to the front and rear and there is off road parking with driveway leading to detached garage and enclosed garden to the rear with lawn, patio area and shed providing additional storage. Early internal viewing is a must to appreciate in full. No Upward Chain



Rear Garden

GROUND FLOOR

The ground floor plan shows a large L-shaped living area. On the left is a kitchen (8'0" x 10'0") with a sink and stove. Adjacent to it is a bathroom (5'0" x 6'0"). A central hallway provides access to a staircase and a large lounge/diner (14'0" x 22'0"). To the right of the lounge/diner is a conservatory (3'0" x 10'0").

1ST FLOOR

The first floor plan features four bedrooms. Bedroom 1 (12'0" x 18'0") and Bedroom 2 (12'0" x 15'0") are at the rear. Bedroom 3 (10'0" x 11'0") and Bedroom 4 (7'0" x 9'0") are at the front. A central hallway connects the bedrooms to a bathroom (5'0" x 6'0") and a staircase.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Target: 62

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Target: 83

EU Directive 2002/95/EC

England & Wales



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