



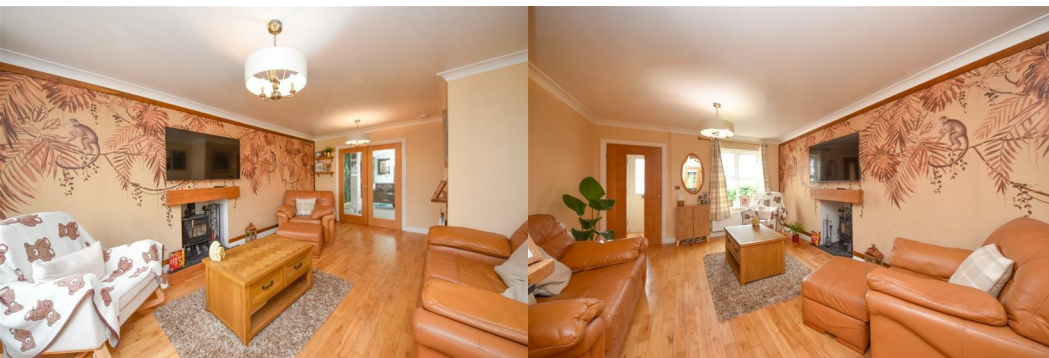
## 29 Churton Grove

Standish, Wigan, WN6 0SZ

Offers Over £400,000



Sapphire Homes are delighted to be in a position to offer For Sale this impressive and immaculately presented 4 bedroom detached family home on a much sought after Standish development and is positioned in a quiet cul de sac setting and enjoys a south facing rear garden. The property is also in close proximity to the heart of Standish as well as being close to outstanding local schools, transport links including the M6 for commuter links as well as quaint local amenities. In brief the accommodation has a porch / entrance hallway, lounge with wood burner feature fire and to the rear elevation there is a stunning open plan luxury fitted kitchen / dining / family room with integrated appliances, island with breakfast bar, granite worksurfaces to compliment and large sliding bi-fold doors leading out to the rear garden. To complete the ground floor accommodation there is an inner hallway which leads to W.C. and staircase leading to the first floor accommodation. To the first floor the landing provides access to four well appointed bedrooms with the master bedroom boasting an ensuite bathroom and there is a family bathroom with 3 piece suite in white with shower over bath. There is also a wooden staircase which leads to a converted loft room which would make an excellent playroom, home office or lots of storage. The property is warmed by Gas Central Heating and boasts UPVC double glazing throughout, quality flooring as well as a modern tasteful décor throughout which has been newly refreshed. Externally there are well maintained landscaped gardens with the rear having an artificial lawn, seating area, perimeter fencing and well stocked borders with access to the side elevation. To the front garden the property is mainly block paved providing ample off road parking leading to an attached integral garage and established hedge perimeter. Early internal viewing is highly recommended to appreciate this wonderful family home in full.



## GROUND FLOOR

- Porch
- Lounge
- Kitchen / Dining / Family Living
- Inner Hallway
- W.C.

## FIRST FLOOR

- Master Bedroom
- Ensuite
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom

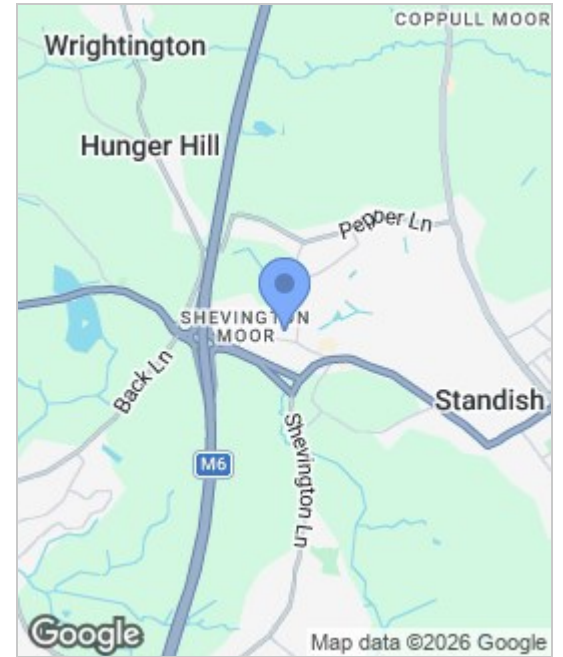
## SECOND FLOOR

- Loft Room / Home Office / Playroom

## EXTERNAL

- Rear Garden
- Integral Garage

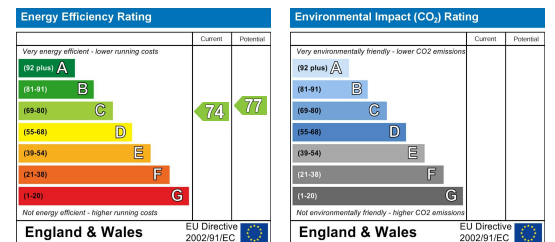
## Area Map



## Floor Plans



## Energy Efficiency Graph



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