



## 56 Greenways

Standish, Wigan, WN6 0AF

£389,995



It is with great pleasure that Sapphire Homes are in a position to offer For Sale this wonderfully presented and deceptively spacious 4 bedroom semi detached family home in a popular residential location in the highly desirable area of Standish, situated off Wigan Road and offers close proximity to local schools, amenities and transport as well as being a brief walk from Ashfield Park for families with children. The property comprises of entrance / hallway, W.C., large front to rear lounge / dining room with with living fuel fire, fully fitted kitchen and to the rear elevation is a further reception room with French doors providing access to the rear garden. To the first floor there is a split landing and there is the large master bedroom with ensuite shower room, two further double bedrooms and there is a fourth bedroom which is a single bedroom or could also be utilised as a home office space. The landing also provides access to a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and UPVC double glazing throughout. Externally there is a driveway with ample off road parking leading to a single garage with brick perimeter wall and planted borders. To the rear there is a generous rear garden with large patio area, established lawns, well stocked borders and perimeter fencing. The property is perfect for a couple or family and early internal viewing is a must to appreciate in full.



GROUND FLOOR

Entrance / Hallway

W.C.

Lounge / Dining Room

Kitchen

Reception 2

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

EXTERNAL

Garage

Rear Garden

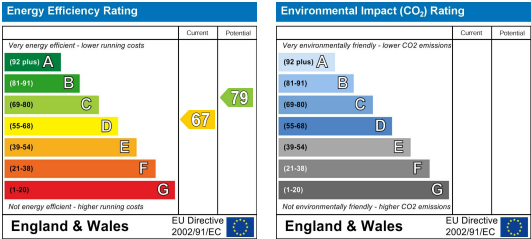
Area Map



Floor Plans



Energy Efficiency Graph



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