



19 Hedgebank

Standish, Wigan, WN6 0GQ

£2,150 PCM



Sapphire Homes are delighted to offer For Rent this recently built and immaculately presented four bedroom detached family home in a much sought after location that is close to the heart of Standish village, outstanding 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 entrance / hallway, W.C, a large lounge with stunning feature fire and to the rear elevation there is a large open plan kitchen / dining / family room with newly installed luxury kitchen with worksurfaces to compliments, integrated appliances, upgraded taps and lighting. There is also sliding bi-fold doors which open out to the rear garden and there is an access door from dining area to a separate utility room and a further storage room where the garage has had a partial conversion. To the first floor, the landing provides access to 4 generous bedrooms with the master boasting an ensuite shower suite and there is a family bathroom with modern four piece suite in white with separate shower and bath. The property is warmed by Gas Central Heating and also boasts UPVC double glazing, a security alarm, CCTV and there is neutral flooring and complimentary décor throughout. Externally the property has an impressively landscaped garden with perimeter fencing, paving area, artificial lawns and access to both elevations. To the front there is ample off road parking with driveway leading to garage which has been partially converted but offers useful storage. Early internal viewing is a must to appreciate in full. No Smoking.



GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Kitchen / Dining / Family Living Area

Utility Room

Reception 2 / Additional Living Room

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

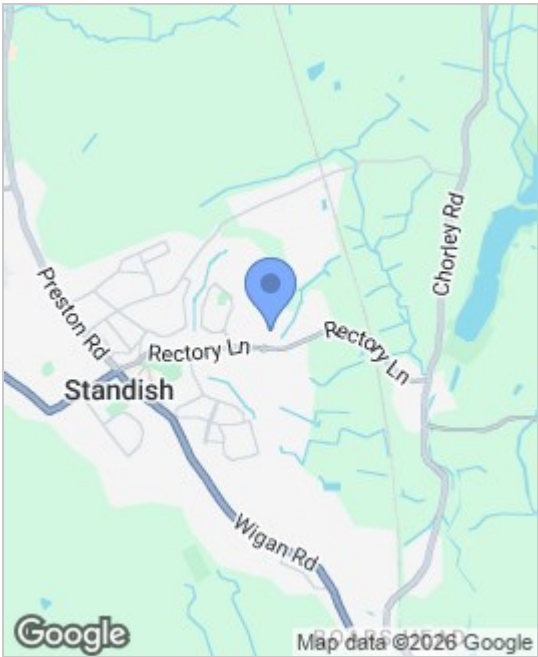
Bedroom 4

Bathroom

EXTERNAL

Rear Garden

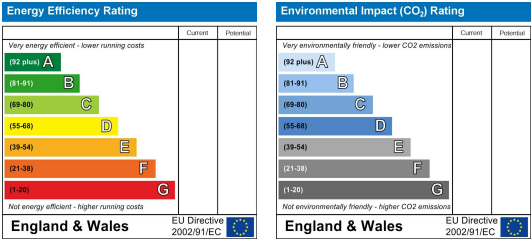
Area Map



Floor Plans



Energy Efficiency Graph



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