



6 Weston Park

Standish Lower Ground, Wigan, WN6 8LE

Price £329,995



Sapphire Homes are delighted to offer For Sale this well presented and deceptively spacious 4 bedroom detached family home located in the popular area of Standish Lower Ground with a private plot and is perfect for a family with being close to local amenities, schools and transport links including a short drive from Junction 27 of the M6. The accommodation briefly comprises of welcoming entrance / hallway which leads into a large living room with feature fire, newly fitted kitchen with island feature and breakfast bar and there is a separate utility room with access to the W.C. To the rear elevation there is a conservatory with access to the rear garden. To the first floor the landing provides access to four large double bedrooms with the master bedroom boasting fitted robes and an ensuite with three piece shower suite in white and there is a family bathroom with four piece suite in white with corner bath and walk in shower. The property is warmed by gas central heating and benefits from double glazing throughout and a newly refreshed modern tasteful décor. Externally there is a low maintenance front garden which provides ample off road parking and leads to a garage and to the rear the garden enjoys a private and sunny outlook with raised decking area, patio, well stocked borders and fenced perimeter with access to both side elevations. This property is likely to appeal to family and early internal viewings are highly recommended to appreciate in full. Offered to market with No Upward Chain



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Dining

Conservatory

Utility Room

W.C.

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

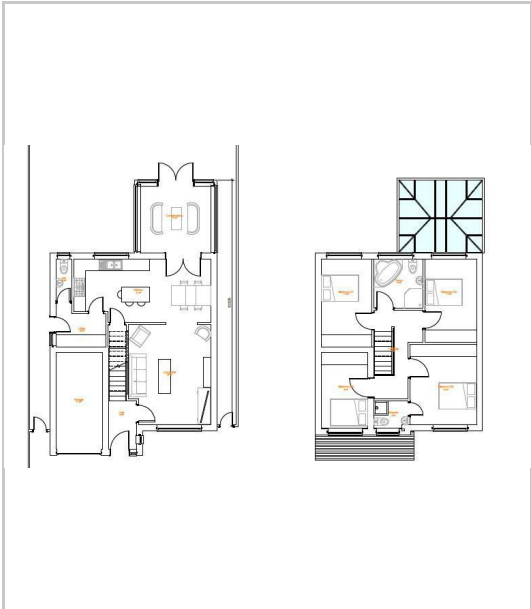
EXTERNAL

Rear Garden

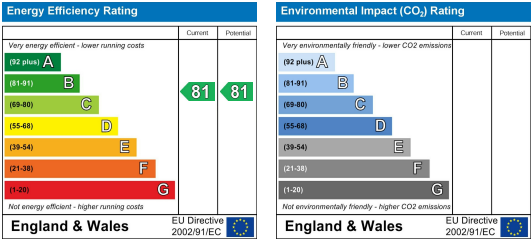
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as a representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation on or warrant property.

