



## 53 Grove Lane

Standish, Wigan, WN6 0ES

**Offers Over £180,000**



Sapphire Homes are delighted to offer For Sale this immaculately presented two bedroom end of terrace property located in the heart of Standish and offers close proximity to outstanding local schools, amenities and transport links including Junction 27 of the M6 and it is a few minutes walk to the village centre. In brief the accommodation boasts a welcoming entrance / hallway and there is a stunning open plan ground floor with lounge, dining / reception 2 with French doors leading to the rear garden and there is a stunning modern fitted Schuller kitchen with a range of wall and base units, resin sink and integrated appliances. To the first floor the landing provides access to two well appointed double bedrooms and there is a luxury four piece bathroom with large walk in shower and freestanding bath. The property is warmed by Gas Central Heating and also boasts a stunning internal décor and UPVC double glazing throughout. Externally to the front elevation there is a low maintenance paved garden with railings and gate and there is vehicular access to the side elevation with rear gated access or parking to side elevation. To the rear the garden has recently undergone landscaping with stunning porcelain paving and there is well stocked borders and perimeter wall and gated access. Beyond the garden there is a garage and additional garden which is by order of a small lease but offers excellent space.



GROUND FLOOR

- Entrance / Hallway
- Lounge
- Reception 2 / Dining Room
- Kitchen

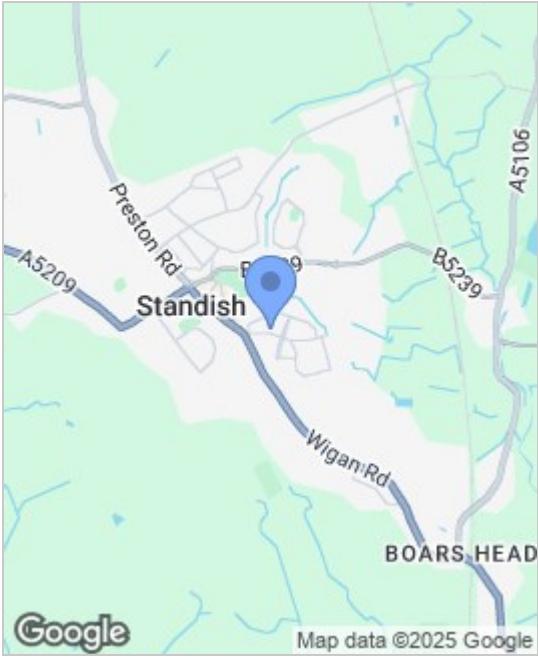
FIRST FLOOR

- Landing
- Bedroom 1
- Bedroom 2
- Bathroom

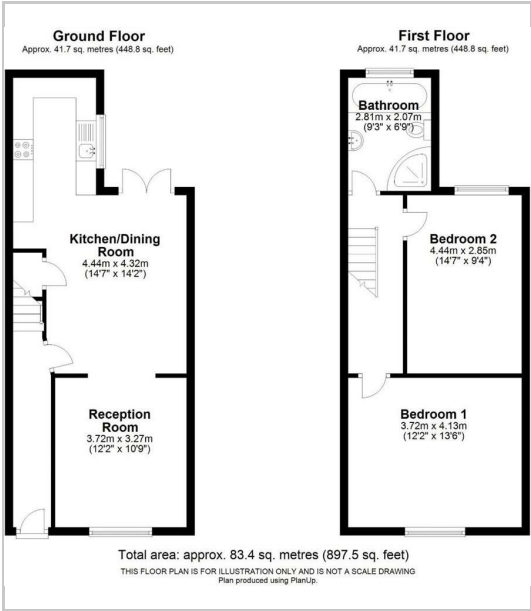
EXTERNAL

- Rear Garden
- Garage
- Additional Garden Area

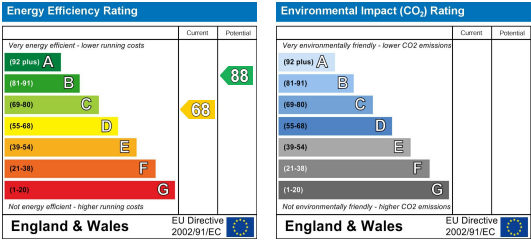
Area Map



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 or warranty in relation to the property.

