

53 Iron Drive

Standish, Wigan, WN6 0UZ

Price £435,000

4 3 1

Sapphire Homes are delighted to offer For Sale this immaculately presented 4 bedroom detached family home which was built by Morris Homes and is located in a small private cul de sac 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., generous lounge and to the rear elevation there is a spacious open plan luxury modern fitted kitchen / dining area / family room with bi fold doors providing access to the rear garden and is a wonderful space for families as well as entertaining friends / family. There is also access to a separate utility room with access to the side elevation. To the first floor, the landing provides access to 4 well appointed bedrooms with the master boasting an ensuite shower suite and there is a family bathroom with modern three piece suite in white. The property is warmed by Gas Central Heating and also boasts UPVC double glazing and neutral flooring and a stunning internal décor throughout. Externally the property has a newly landscaped rear garden rear garden with large patio area, established lawn and perimeter fencing and there is access to the side elevation. To the front there is off road parking on the driveway for 2 vehicles which leads to an attached garage and there is a small lawn area. There is also an additional allocated parking space which is adjacent to the property. The property is perfect for a family and early internal viewing is a must to appreciate in full.







GROUND FLOOR

Entrance / Hallway

W.C. 7'1 x 3'3 (2.16m x 0.99m)

Lounge 17'11 x 10'8 (5.46m x 3.25m)

Kitchen / Dining / Living Area 26'9 x 12'9 (8.15m x 3.89m)

Utility Room 8'2 x 5'9 (2.49m x 1.75m)

FIRST FLOOR

Landing

Bedroom 1 13'4 x 11'0 (4.06m x 3.35m)

Ensuite 8'11 x 7'10 (2.72m x 2.39m)

Bedroom 2 12'5 x 8'6 (3.78m x 2.59m)

Bedroom 3 10'8 x 9'5 (3.25m x 2.87m)

Bedroom 4 11'3 x 8'10 (3.43m x 2.69m)

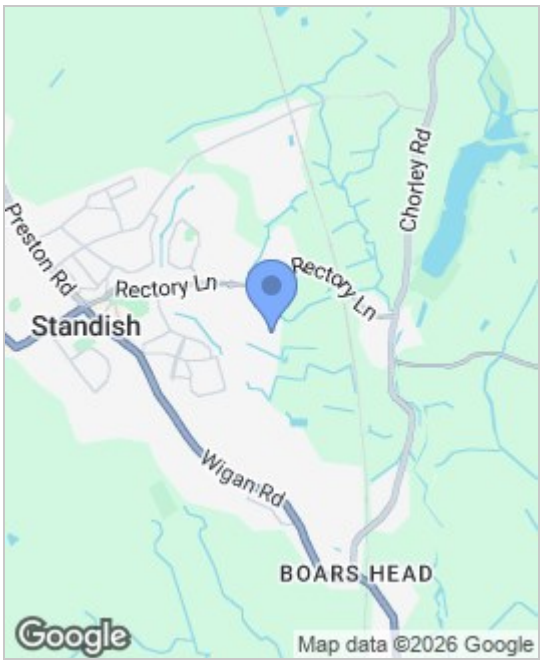
Bathroom 7'9 x 6'8 (2.36m x 2.03m)

EXTERNAL

Rear Garden

Garage

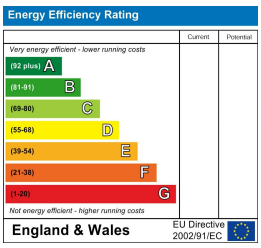
Area Map

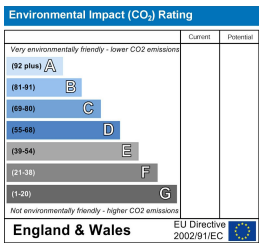


Floor Plans



Energy Efficiency Graph





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The Property Ombudsman

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