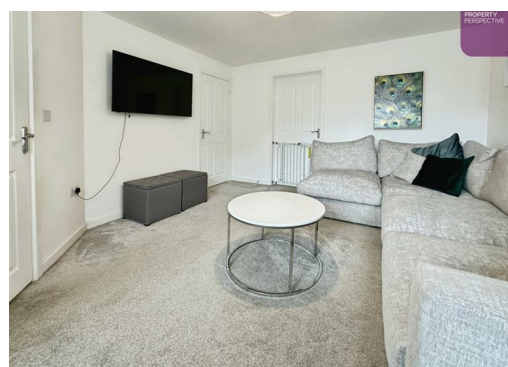




Vardon Drive, Wigan, WN6 0YY

£210,000

EXCELLENT VALUE FOR MONEY!!! We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated on the outskirts of Standish!



63 Vardon Drive, Standish, Wigan, WN6 0YY

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated on the outskirts of Standish. Benefiting from modern sophisticated decor throughout, private plot position with ample parking and landscaped South-facing rear garden.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner, WC/cloaks and hallway. To the first floor 3 bedrooms, en-suite shower room and modern bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

FREEHOLD

Council tax band - C

Service charge - circa £200pa

GROUND FLOOR

Lounge 14'3" x 12'1" (4.36m x 3.69m)

Carpet flooring with spacious under-stair storage cupboard and blind

Kitchen/diner 8'9" x 15'4" (2.69m x 4.68m)

Tile flooring with patio doors leading to the rear garden, spotlighting and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

WC/cloaks

High quality vinyl flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 12'0" x 9'6" (3.67m x 2.90m)

Carpet flooring with window to the front elevation, curtains and blind

En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and partially tiled decor

Bedroom 9'3" x 7'6" (2.82m x 2.31m)

Carpet flooring with window to the rear elevation, curtains and blind

Bedroom 7'7" x 5'10" (2.33m x 1.80m)

Carpet flooring with window to the rear elevation and blind

Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen and heated towel rail

EXTERNAL

Beautifully presented, South-facing rear garden, enclosed by panel fencing with gated access to the front of the property, patio area and artificial lawn. Ample parking to the front of the property for 2/3 vehicles, set in a small cul-de-sac of just 2 properties.

