



Copeland Drive, Standish, Wigan

Offers Over £409,995

Ben Rose Estate Agents are delighted to present this stunning four-bedroom extended detached home, nestled within a quiet residential estate in the highly desirable village of Standish, Wigan. Perfect for families, the property offers an abundance of versatile living space throughout. Ideally located, it provides excellent travel links to nearby towns such as Chorley and Wigan and is just a short stroll from the village centre. Commuters will benefit from convenient access to local bus routes and the M6 motorway, ensuring effortless connectivity. Standish itself boasts a range of amenities, including shops, schools, and recreational facilities, further enhancing the appeal of this exceptional home.

Upon entering, you are welcomed into a spacious entrance hall. To the right, there is a well-proportioned office and a convenient WC. To the left, the generous lounge features a striking fireplace and dual-aspect windows that allow for plenty of natural light. This inviting space leads seamlessly into the heart of the home—the stylish and modern open-plan kitchen and dining area. The kitchen is beautifully appointed with an integrated double hob and grill, wine cooler, washer/dryer, dishwasher, and fridge freezer, all complemented by ample worktop and pantry space. A breakfast bar provides casual dining for two, while the adjoining dining area comfortably accommodates a large family table and offers single-door access to the garden. Additional storage is available in the large under-stair cupboard. Open to this space is the bright and airy family room, a versatile area overlooking the garden with direct access via patio doors.

Upstairs, the home features four well-sized bedrooms. Three are generous doubles, while the fourth is ideal as a nursery or study. The stunning four-piece family bathroom includes a freestanding bath and a walk-in shower. The particularly spacious master bedroom benefits from a stylish three-piece ensuite with a shower, as well as integrated storage. Bedroom two also includes built-in storage for added convenience.

Externally, the property boasts a large double garage with side access from the garden. The beautifully landscaped rear garden is lined with tall fencing for privacy and features a mix of lawn, paving, and decking, providing ample space for outdoor seating and storage. At the front, a well-maintained lawn is bordered by mature trees and shrubs, creating a private and picturesque setting. A driveway with space for four vehicles leads up to the garage. Additionally, the fully boarded loft offers excellent extra storage space.





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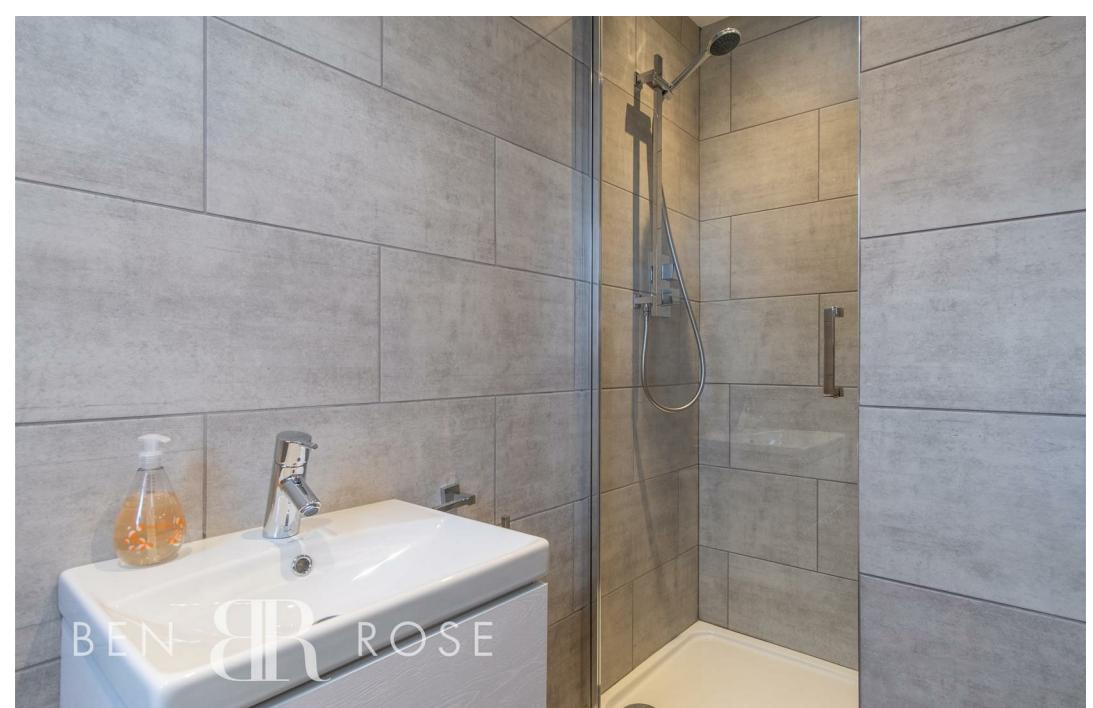
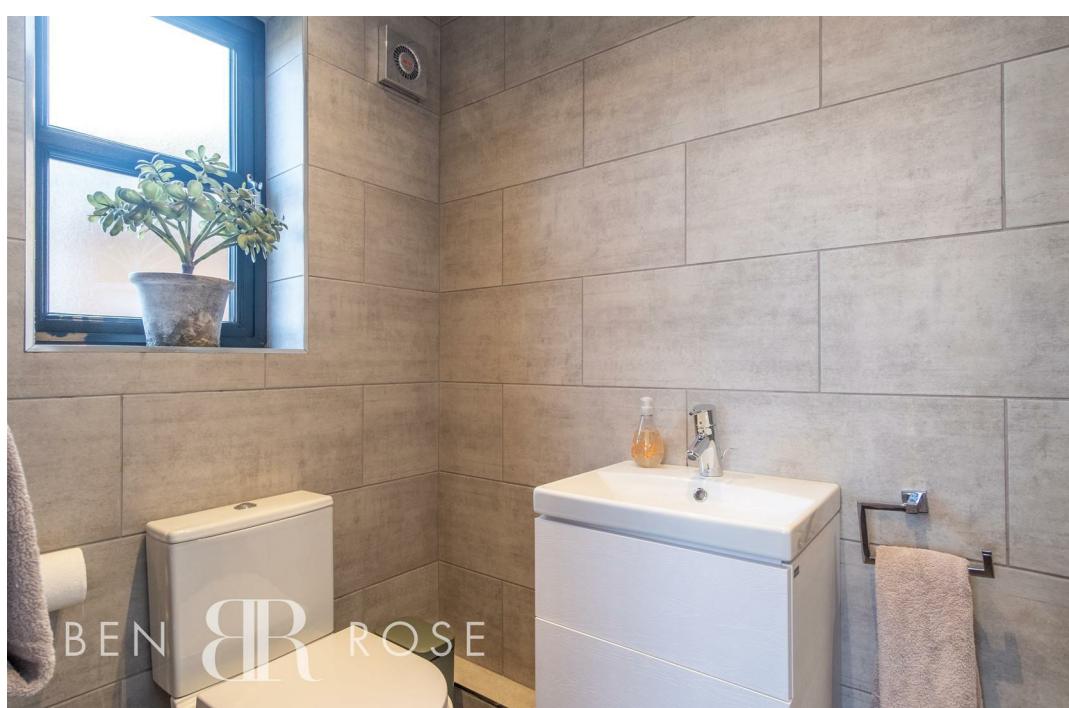


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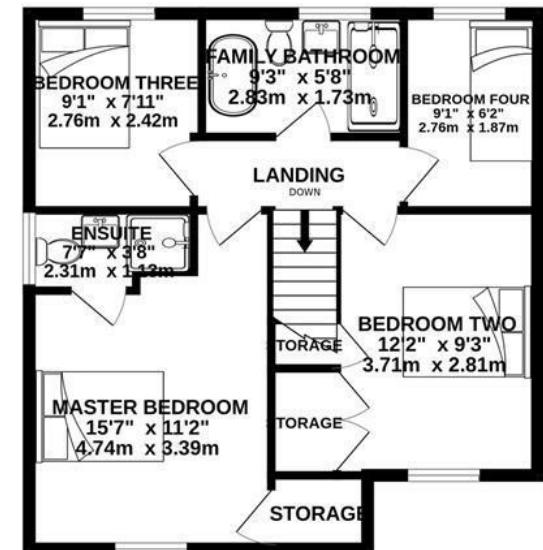
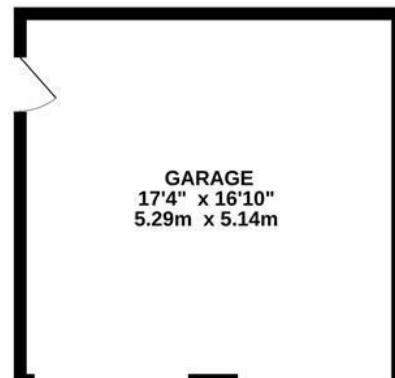
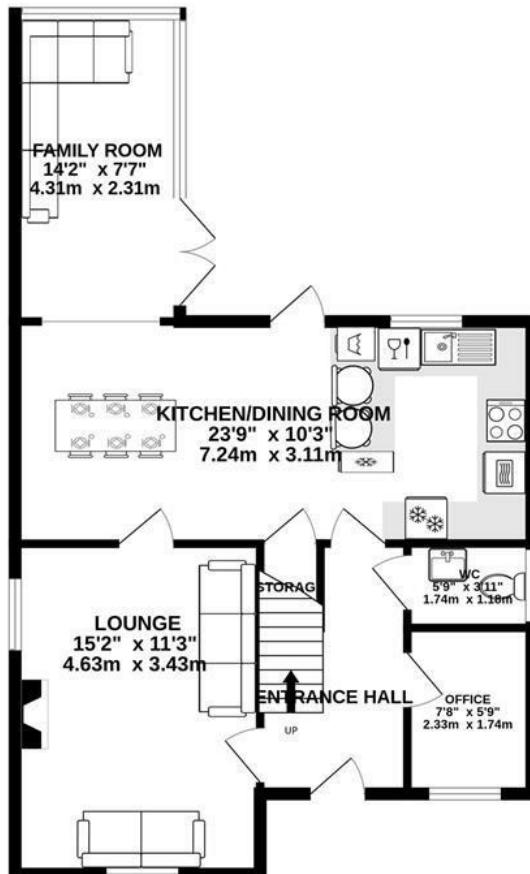




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GROUND FLOOR
953 sq.ft. (88.5 sq.m.) approx.

1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1502 sq.ft. (139.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	82	71

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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