



## Lady Fern Field, Standish, Wigan

**Offers Over £69,995**

**\*\*This property is part of the Shared Ownership Scheme and is subject to restrictions under this scheme. This advert is to own 50% of the property, with Heylo Housing owning the other 50%. - the property can however be purchased at an increased percentage. For enquiries regarding applications and eligibility please contact our office\*\***

Ben Rose Estate Agents are pleased to present to market this well-presented two bedroom ground floor apartment, ideally suited to couples or young families, situated in a lovely and quiet cul-de-sac in the highly sought-after area of Standish, Wigan. This modern apartment offers bright and comfortable living accommodation throughout, with a practical layout designed for everyday convenience. Standish is a popular village known for its welcoming community feel, an excellent selection of local shops, cafés and restaurants, as well as reputable schools and healthcare facilities. The property benefits from superb transport links, with easy access to the M6 motorway for commuters travelling towards Manchester, Liverpool and Preston. Nearby train stations such as those in Standish and Wigan provide regular rail services, while local bus routes offer convenient connections to surrounding towns and villages, including Wigan and Preston. There are also a range of leisure facilities and green spaces close by, making this an appealing location for a balanced lifestyle.

Upon entering the apartment, you are welcomed into the entrance hall which provides access to all rooms and includes multiple useful storage spaces. The heart of the home is the spacious open plan kitchen lounge, a light-filled and contemporary space ideal for both relaxing and entertaining. The kitchen area offers a modern finish with ample worktop and cupboard space, seamlessly flowing into the lounge area which comfortably accommodates both seating and dining arrangements. The property also boasts two well-proportioned double bedrooms. The family bathroom is fitted with a clean and practical suite, serving both bedrooms with ease. The overall layout has been thoughtfully designed to maximise space and natural light throughout.

As this is a ground floor apartment, all accommodation is conveniently set across one level, making it easily accessible and well-suited to a range of buyers. The well-balanced room sizes and smart internal finish create a home that is ready to move into and enjoy from day one.

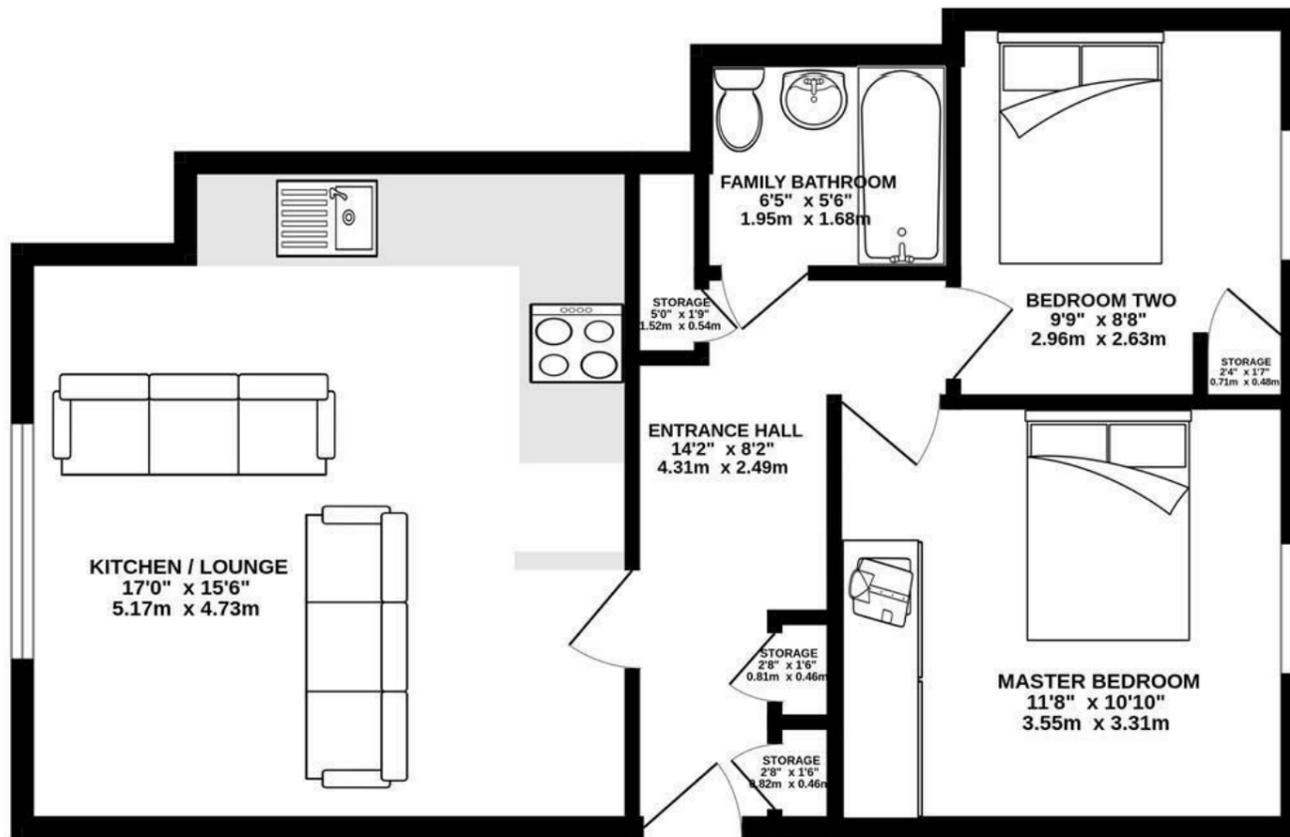
Externally, the property is surrounded by several well-maintained communal lawned areas, providing pleasant outdoor surroundings without the upkeep. To the rear, there are two private parking spaces allocated to the apartment, along with additional visitor parking for guests. Combining a quiet cul-de-sac setting with modern living and excellent local amenities, this apartment presents a fantastic opportunity for those looking to step onto the property ladder or downsize in a desirable area of Standish.







## GROUND FLOOR 587 sq.ft. (54.5 sq.m.) approx.

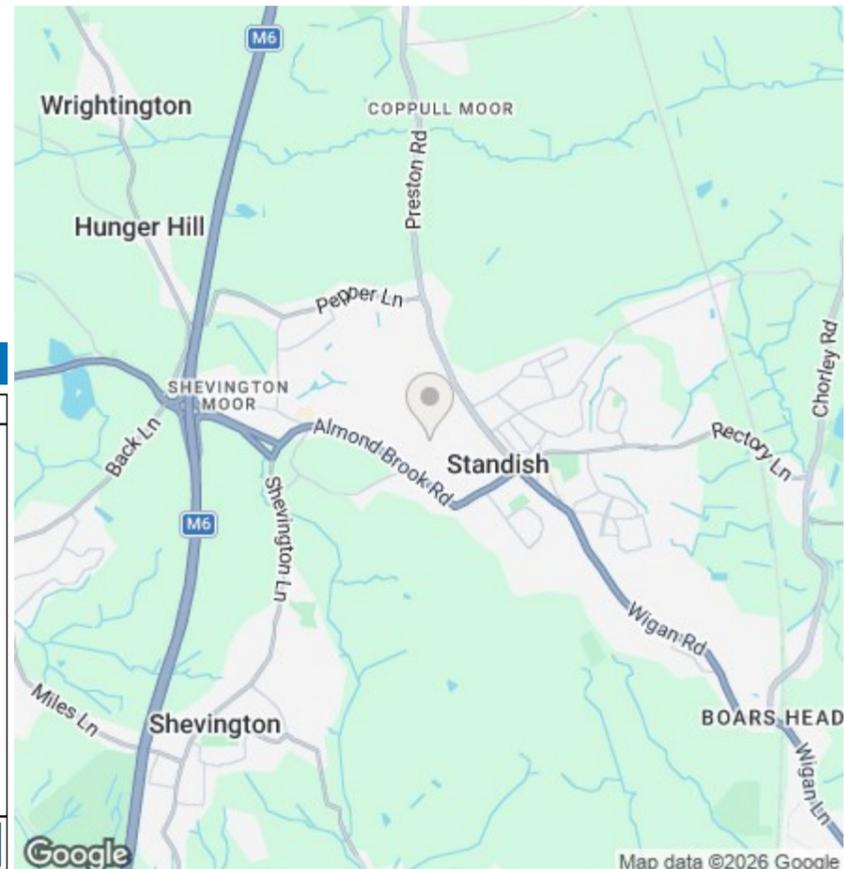


TOTAL FLOOR AREA: 587 sq.ft. (54.5 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>84</b>               | <b>84</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |