



## Barbrook Close, Standish, Wigan

Offers Over £184,995

Ben Rose Estate Agents are delighted to bring to market this well-presented two-bedroom semi-detached home, located in the highly sought-after area of Standish. Tucked away in a quiet, family-friendly cul-de-sac, the property boasts a spacious rear garden and driveway parking for two vehicles. This charming home offers an ideal opportunity for first-time buyers or growing families, with potential for a two-storey extension (subject to planning). The location is perfect for those seeking a strong sense of community, excellent local schools, and easy access to major transport links, including the M6 motorway. Local shops and recreational facilities are just a short distance away, adding to the convenience of this prime spot.

On arrival, a new composite front door opens into a welcoming porch, which provides practical space for coats, shoes, and other outdoor belongings. From here, you step into the generously sized lounge, featuring a cosy fireplace, a front-facing window that allows plenty of natural light, and an open staircase leading to the first floor. The lounge flows seamlessly into the kitchen/diner, which is fitted with a range of wall and base units and offers ample space for freestanding appliances. A Rangemaster cooker adds a touch of character, while views over the garden create a pleasant setting for mealtimes. There is enough room to accommodate a small dining table or breakfast bar, and a rear composite door provides access to the garden.

Upstairs, there are two double bedrooms, both offering excellent proportions. The master bedroom is particularly spacious, stretching the full width of the property and benefiting from integral storage over the stairwell. The three-piece family bathroom is fitted with a bath and overhead shower, completing the accommodation on the upper floor.

To the rear, the garden is impressively sized and ideal for families or entertaining. It features a well-maintained lawn, a paved patio area, and new fencing installed along the left-hand side. There is gated access to the driveway and a substantial 8x10 shed offering additional storage.

With its peaceful location, spacious plot, and potential for future development, this home presents an excellent opportunity not to be missed.



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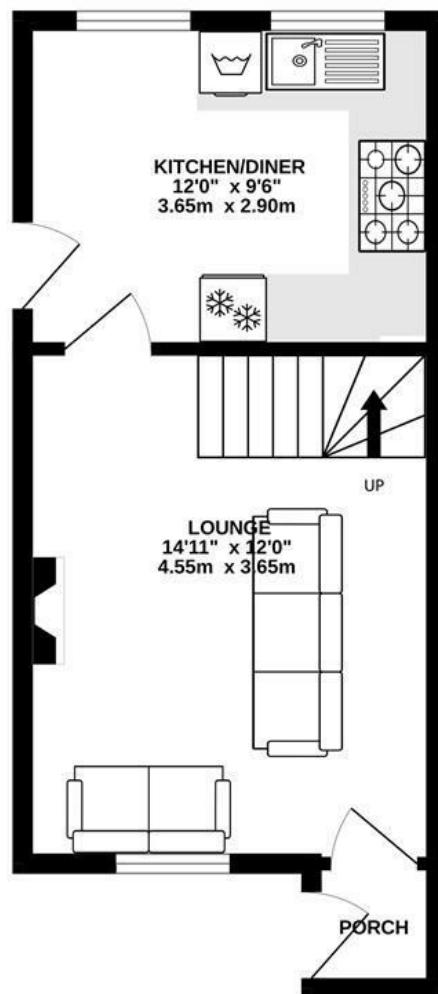


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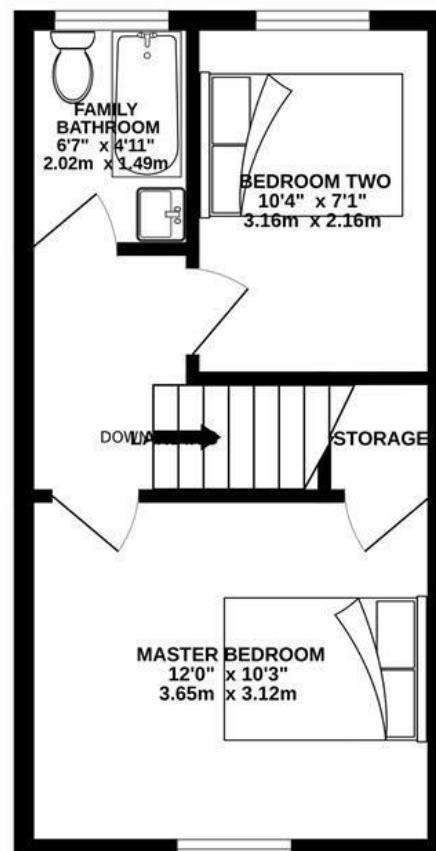


# BEN ROSE

GROUND FLOOR  
303 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR  
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 590 sq.ft. (54.8 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)	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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

