



Greenland Avenue, Standish

£995 PCM

No More Viewings

Ben Rose Estate Agents are delighted to present this well-presented three-bedroom semi-detached property to the rental market, situated in the highly sought-after area of Standish, Wigan. Ideally located, the home is just a short drive from nearby towns and is surrounded by excellent local schools, shops, and amenities. It also benefits from outstanding travel links, with easy access to the M6 motorway, making commutes to Preston, Manchester, and beyond highly convenient.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the right, you will find the spacious lounge, featuring a large window overlooking the front aspect and a charming fireplace. Continuing through, you enter the modern kitchen, which includes an integrated oven, hob, and wine fridge, along with additional space for freestanding appliances. This area also provides access to the convenient under-stairs storage. The kitchen flows seamlessly into the dining room at the rear, offering ample space for a large family dining table, an additional storage area, and a single door leading out to the rear garden.

Upstairs, you will find three well-proportioned bedrooms and a three-piece family bathroom.

Externally, the front of the property boasts a well-maintained driveway, providing off-road parking. At the rear, there is a generously sized garden featuring a flagged patio, a laid lawn, and a raised decking area—perfect for outdoor furniture and enjoying the outdoors. Additionally, a convenient outbuilding with lighting and power is available, ideal for use as a home gym, office, or various other purposes.



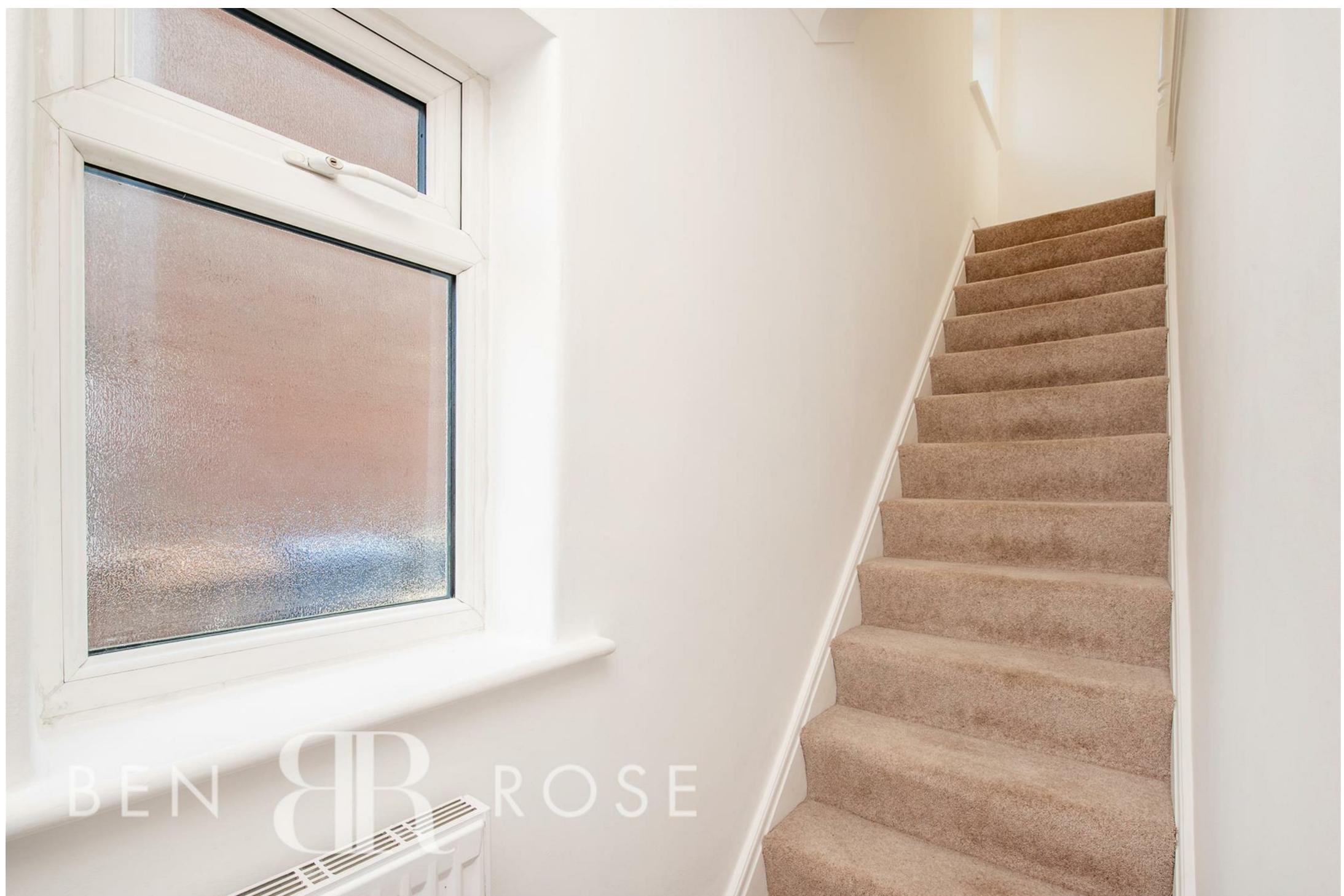


BEN & ROSE

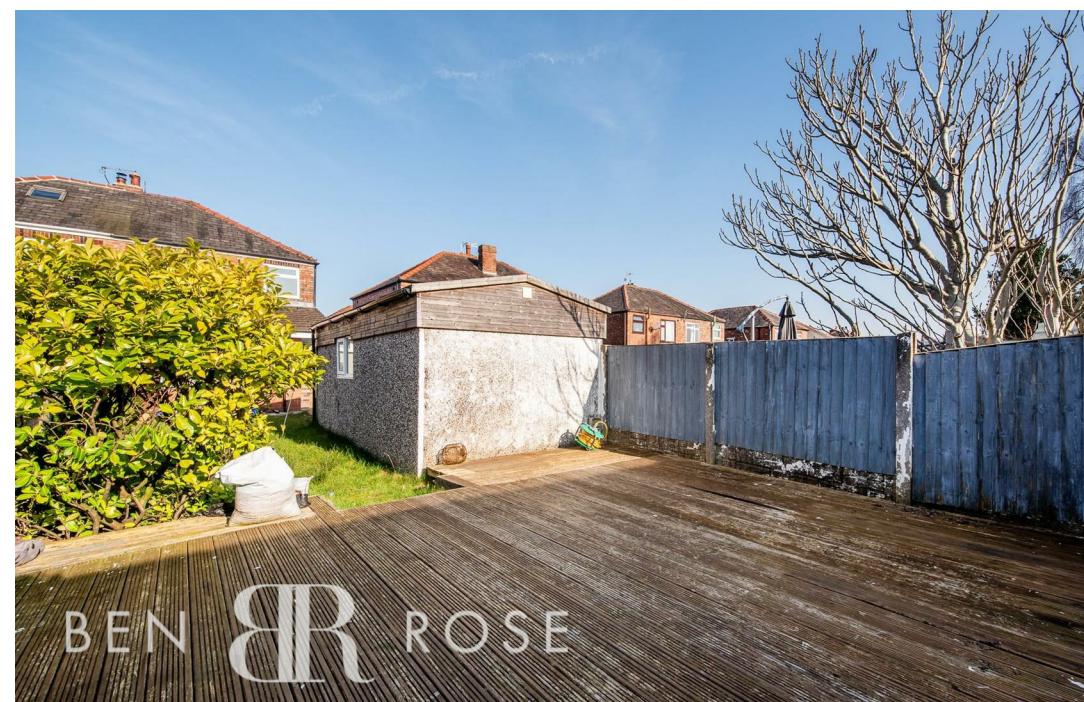


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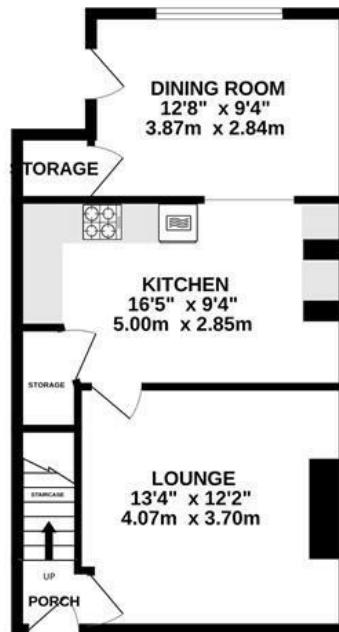
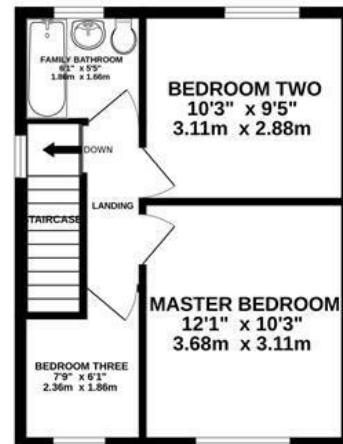


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GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.

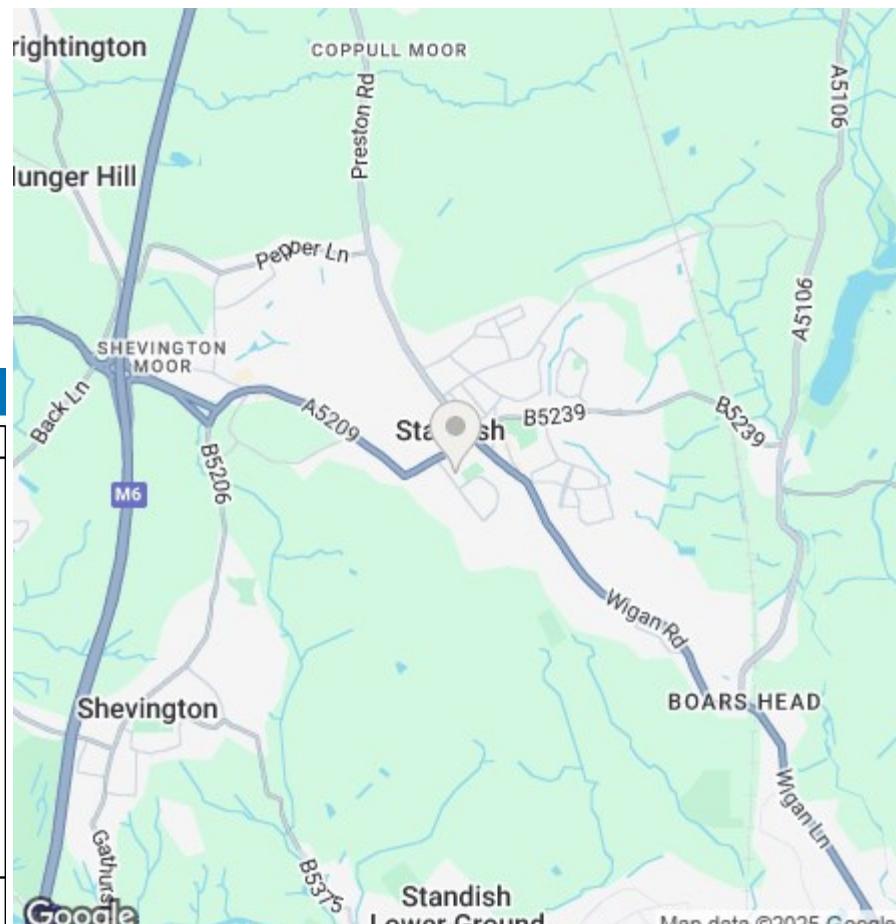


TOTAL FLOOR AREA: 1011 sq.ft. (93.9 sq.m.) approx.

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 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		
England & Wales	EU Directive 2002/91/EC	