

## Pear Tree Court, Standish, Wigan. **\*\*STUNNING GROUND**



Pear Tree Court, Standish, Wigan. **\*\*STUNNING GROUND FLOOR APARTMENT\*\*** Harrisons Estate Agents love to bring BEAUTIFUL properties to the rental market, and this GROUND FLOOR 2 Bedroom apartment is no exception! Available now this simply stunning property offers all the features you would expect with modern living. Ideally located on the edge of Aspull, and close to a BRAND NEW CO-OP Supermarket! Contact our branch and book your viewing today!

**AVAILABLE NOW**

**PRIVATE DEVELOPMENT WITH  
PARKING**

**OPEN PLAN KITCHEN / LOUNGE**

**BEAUTIFUL GROUND FLOOR APARTMENT**

**GARDEN TO REAR OF KITCHEN / LOUNGE**

**GAS CENTRAL HEATING**

**communal entrance -**

intercom communal entrance, private off road parking at the property.

**Hallway - 10' 2" x 3' 3" (3.1m x 1m)**

carpet flooring in the hallway, single panel radiator. Intercom telephone x1 pendant light fitting with a storage cupboard encasing boiler and thermostat and stop tap for the water. carpet flooring with shelving. Worcester Combi Boiler smoke alarm.

**Kitchen/ diner - 19' 9" x 18' 1" (6.02m x 5.5m)**

open plan kitchen/ diner . Carpet fitted in the lounge area and lino fitted flooring in the kitchen. x3 pendant light fitting. Kitchen has dark laminate work tops with washing machine, stainless steel sink and mixer tap. 4 Ring ceramic hob with extractor fan. Electric oven. x2 double panel radiators, x2 high level double glazed units with openers. Internal vertical blinds and french patio doors leading to the rear garden. Splash back tiles in the kitchen

**rear garden -**

Patio doors leading out to a lawn rear garden.

**hallway (leading to bedroom) - 3' 3" x 11' 3" (1m x 3.44m)**

carpet fitted hallway leading to bedrooms and bathroom.

**bathroom - 3' 11" x 8' 2" (1.2m x 2.5m)**

extractor in the bathroom and shelving. Double panel radiator and lino flooring. fixed wall cabinet with mirrors. White splash back tile surround. Double shower with a folding glass shower screen. Chrome power shower,.

**Bedroom 2 - 7' 4" x 9' 10" (2.23m x 3m)**

single panel radiator and double glazed unit with 2 openers. x2 pendant light fittings, light carpet flooring.

**Bedroom 1 - 13' 1" x 10' 2" (4m x 3.1m)**

freestanding wardrobe, double panel radiator. Double glazed unit with openers x2. x1 pendant light

-

-

-

-

-

-

-

-

-

Tenure -

Council Tax Band -