



5 Grasslands

Standish, Wigan, WN6 0GT

Offers Over £325,000



Sapphire Homes are delighted to offer For Sale this beautifully presented 3 bedroom detached house situated on the exclusive "Barrowcroft Green" development built by the acclaimed builders Countryside and offers convenient access for the many amenities found in Standish village together with easy access to the M6 Motorway as well as local outstanding schools. The property boasts a well appointed living space extending to 1238 sq. feet and briefly comprises an entrance hallway with cloakroom/W.C. off and a useful understairs storage cupboard, good sized lounge to the front and a fabulous family/dining kitchen at the rear enjoying the view over the garden as well as having access to a small utility cupboard / storage space. To the first floor the landing provides access to three bedrooms, with the master having an en-suite shower room and there is also an attractive family bathroom containing a panelled bath with over shower, W.C. and vanity wash hand basin. Externally, there is a driveway for two vehicles to the front which leads to the single garage with access to both front and rear and there is also a small lawned area to the front protected by a hedge and a path that leads to the front and side elevation also. To the rear, the garden enjoys a sunny aspect and has been landscaped with a large patio area which is ideal for outdoor dining and entertaining friends / family and there is also a number of raised planted borders and stoned area. Early internal viewings of this attractive family home are highly recommended to appreciate in full.



GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Kitchen / Dining / Family Room

Utility / Store

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

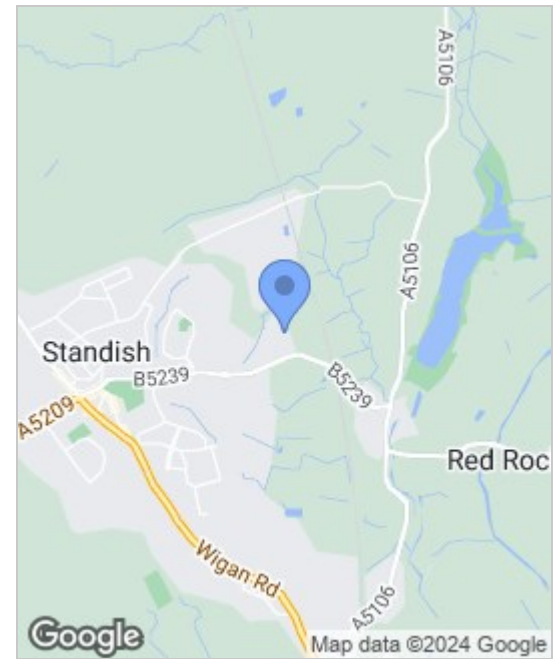
Bathroom

EXTERNAL

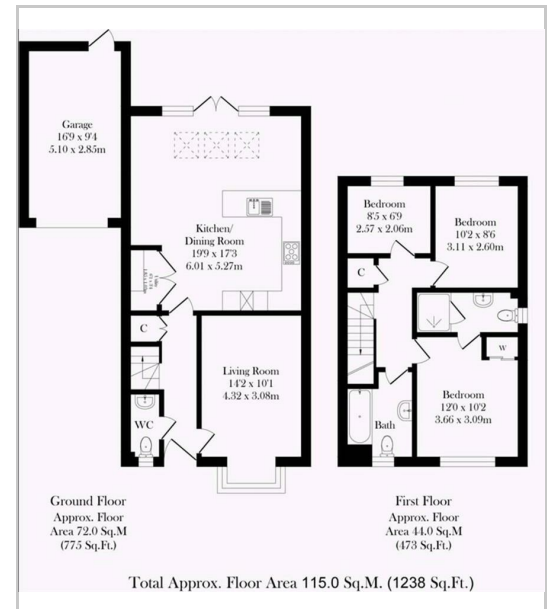
Garage

Rear Garden

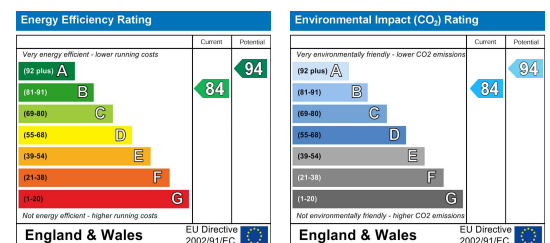
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.



Sapphire Homes (North) Ltd 80 Market Street, Wigan WNI 1HX
 T 01942 494944 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk VAT 183 759 366

specialists in sales, Lettings & Property Investments